



2020 – 2024 Consolidated Plan  
2020-2021 Action Plan  
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2020-2024 Consolidated Plan  
2020-2021 Action Plan  
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## **Executive Summary**

### **ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

The City of Fremont is a Community Development Block Grant (CDBG) entitlement jurisdiction that receives annual CDBG funds directly from the U.S. Department of Housing and Urban Development (HUD). The primary objectives of the CDBG program are to develop viable urban communities, principally for low- and moderate-income households, through the provision of decent housing, a suitable living environment, and economic opportunity. CDBG funds may be used for public service activities, public facilities improvement projects, economic and community development activities, and rehabilitation of housing. The City will receive \$1,691,548 for the 2020 program year and anticipates receiving approximately \$8 million in CDBG funding over the next five years, program years 2020 through 2024.

The City is also a member of the Alameda County HOME Consortium. The Consortium was formed so that participating jurisdictions could receive HOME funding from HUD. While the City is the lead agency for CDBG funds, the County is the lead agency for HOME funds. HOME funds are dedicated to housing activities that meet local housing needs. HOME funds may be used for acquisition, construction, and rehabilitation of housing. They may also be used for tenant based rental assistance and homebuyer assistance. The City will receive \$429,826 for the 2020 program year and anticipates receiving approximately \$1.5 million in HOME funding over the next five years, program years 2020 through 2024.

To receive funding each year, the City of Fremont, in conjunction with the Alameda County HOME Consortium, must complete a Five-Year Consolidated Plan. The Consolidated Plan is an assessment of the needs in the community relating to housing, social and public services, and public infrastructure. The analysis looks at the populations most affected by the current housing stock, state of the economy and the ability to meet daily living needs. The Consolidated Plan then outlines priorities and goals to address those needs. The Alameda County Consolidated Plan contains the full data analysis for the area and the Fremont Consolidated Plan contains an abbreviated data

analysis. The two documents work together, along with Consolidated Plans from other Cities in the Alameda County HOME Consortium, to complete the full analysis and strategies for the area.

The City of Fremont completes an Action Plan on an annual basis to update the Consolidated Plan and to outline specific projects and funding resources that will meet the Consolidated Plan goals. At the end of each year, the City of Fremont will write a Consolidated Annual Performance and Evaluation Report to report the progress towards each of the Consolidated Plan goals. These three documents enable the public, elected officials and HUD to understand the needs in the community, provide input and measure progress and investment in the community.

This document will serve as both the Consolidated Plan and the Action Plan for the City of Fremont. The Consolidated Plan will cover program years 2020 through 2024. The program year will begin on July 1st of each year and end on June 30th. The first year of this Consolidated Plan will begin July 1, 2020 and end June 30, 2021. The last year of this Consolidated Plan will end on June 30, 2025.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The City has extensive housing and community development needs. CDBG funds alone are not sufficient to address the myriad of needs identified during the public outreach process. The City of Fremont's population is approximately 230,964 based on the 2017 American Community Survey (ACS). It has a diverse racial and ethnic population, with persons identifying as Asian making up 57.4 percent of the population and persons identifying as Latino making up 13.5 percent of the population. People of color, non-White persons, make up approximately 75.1 percent of Fremont's population.

The City has a mixed economic base, with a 3.6 percent of families and 5.4 percent of individuals living below the poverty level. The median household income in 2017 was \$122,191. The City also has a relatively high homeownership rate at 62.4 percent. By comparison, the percentage of homeownership units in Alameda County was 53.3 percent and 54.6 percent in all of California.

The City of Fremont has long recognized the importance of nonprofit agencies and the services they provide to the residents. As the non-profit's capital assets are aging, there will be a continued need for the City to provide CDBG funds to help finance the acquisition, construction, or rehabilitation of public facilities. The City also funds non-profits in providing social services to low-income residents. The City intends to use CDBG funds to coordinate program services, and projects consistent with the following goals and objectives:

Goals: Promote Affordable Housing

1. Assist low and moderate-income First-Time Homebuyers
2. Preserve existing affordable rental and ownership housing for low- and moderate-income households
3. Increase the availability of affordable rental housing for low and moderate-income households
4. Reduce housing discrimination

Goals: Support Community Development (non-housing) Needs

1. Public facilities and improvements
2. Public services
3. Economic development

Goals: Address Homelessness

1. Maintain, improve, and expand (as needed) the capacity of the housing, shelter, and services for individuals and families, including integrated healthcare, employment services, and other services
2. Maintain and expand activities designed to prevent those currently housed from becoming homeless
3. Build on inter-jurisdictional cooperation to achieve housing and homeless needs

Goals: Increase Supportive Housing

1. Increase the availability of service-enriched housing for persons with special needs

Goals: Reduce Lead Based Paint Hazards

1. Lead-based paint hazard reduction

### **3. Evaluation of past performance**

In the 2015-2019 Consolidated Plan, the City of Fremont worked in two priority areas and addressed five different goals. The Plan focused on improving public facilities, homeownership creation, homeownership stabilization, fair housing and critical safety net services. Accomplishments from the first four years of the 2015-2019 Consolidated Plan include:

- Homeowner housing improved – 26 homes repaired or renovated
- Support public services for those in need – 3,665 people served
- Assist microenterprise businesses with startup costs – 99 businesses served
- Improve infrastructure and accessibility to public facilities in low-income neighborhoods – 3,670 people served

It should be noted that these accomplishments were from programs and projects funded July 1, 2015 through June 30, 2018. The last year of the Consolidated Plan is not yet complete so data is only for the first four years of the 2015-2019 Consolidated Plan.

The City is responsible for ensuring compliance with all CDBG rules and regulations. The City regularly meets performance and regulatory standards established by HUD. During the FY 2015-2019 Strategic Plan period, the City had one monitoring visit by HUD. This visit concluded with no significant concerns or findings.

### **4. Summary of citizen participation process and consultation process**

As a member of the Alameda County HOME Consortium, the City participates in the Consortium's citizen's participation process as well as its own public process for the purpose of developing the Strategic Plan.

**Community Needs Survey:** As part of developing the Strategic Plan, in November 2019 the City deployed a Community Needs Survey. The survey was sent to a wide group of residents, grantee agencies, city staff, public officials, and community organizations. The survey was also available on the City's website.

457 responses were submitted. The data from these surveys were considered to help determine the priority needs stated in the strategic plan.

**Public Hearings:** On December 12, 2019, in conjunction with its FY 2020-2022 CDBG Funding Orientation, the Citizens' Advisory Committee (CAC), a citizens' body advisory to City staff on CDBG matters, held a public hearing on housing and community development needs in the City of Fremont.

The hearing was attended by thirteen community agencies. Thirteen comments were received and were focused on the following needs: preservation of existing affordable housing units, rehabilitation of public facilities, creation of microenterprise, more supportive and transitional housing, public service needs.

A Request for Proposals for FY 2020-2022 CDBG funding was issued on December 12, 2019; eleven (11) proposals were received by the January 23, 2020 deadline. CAC and City Staff had a public hearing on February 10, 2020, where they reviewed the proposals and compiled additional questions for the agencies. The agencies' responses were received by February 18, 2020. CAC and City Staff held a public hearing on March 5, 2020, where the applicant agencies were interviewed based on a pre-determined interview schedule. CAC and City Staff held a public hearing on March 12, 2020, where CAC Members provided individual scores for the agencies, based on which CAC Members and Staff finalized funding recommendations to be presented to the City Council at the May 12, 2020 City Council Meeting.

Due to the stay-at-home order, the City of Fremont released a draft Action Plan for a five-day period from June 15, 2020 through June 20, 2020. Because of a shelter in place order by the Governor of California, the City of Fremont placed a copy of the Consolidated Plan on its website. The City was unable to distribute paper copies to locations closed due to the COVID-19 pandemic.

## **5. Summary of public comments**

The respondents feel that the highest level of need in Fremont is for lower income families, children from lower income families, and lower income individuals. Respondents felt that there is a need for the creation of new, affordable housing, housing with supportive services, and rent assistance for low income tenants.

There is also a need for social services, including mental health services, health services, and homeless programs. Additionally, respondents felt there was a need to maintain community centers and address needs for upgrades and rehabilitation.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

The City of Alameda has accepted all comments regarding the drafting of the 2020-2024 Consolidated Plan. The final draft submitted to the US Department of Housing and Urban Development will include all public comments received and the City's responses.

## **7. Summary**

The Alameda County's 2020-2024 Consolidated Plan includes a more in-depth needs and housing market analysis. The City of Fremont's 2020-2024 Consolidated plan has a needs and market overview because the housing market of the two cities is intertwined. Each community in the Alameda County HOME Consortium will have separate strategic plans as well as some separate public meetings regarding the funding process. All of the Consolidated Plans complete the requirements set by the U.S. Department of Housing and Urban Development.

In consultation with community stakeholders, public meeting input and data analysis, affordable housing is the number one need. Even when speaking to the needs of the workforce, affordable housing repeatedly came to the forefront of conversation. The analysis will show a large number of households pay more than 30 percent of their gross monthly income towards housing, experiencing a housing cost burden.



The City of Fremont has also funded supportive services for the most vulnerable community residents. Services have included:

- Fair Housing programs, including mediation for tenants and landlords
- Teaching refugees to be entrepreneurs and start up new businesses.
- Home based child care.
- Assistance for residents beginning micro enterprise businesses.

## The Process

### PR-05 Lead & Responsible Agencies - 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	FREMONT	

CDBG Administrator		Human Services Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1– Responsible Agencies

#### Narrative

The City of Fremont is the Lead Agency for the United States Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program. It is responsible for the development of Annual Action Plans and Consolidated Annual Performance Evaluation Reports (CAPER).

#### Consolidated Plan Public Contact Information

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## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)**

### **1. Introduction**

The structure through which the City of Fremont will implement its housing and community development plan consists of consultation and coordination with various public and private agencies. The following provides a brief outline of the delivery system.

#### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The City outreached to more than 250 agencies, interested residents, service providers (including health and mental health providers), a public agency or department, affordable housing providers, advocates, public officials, consumers of homeless services and family members or caregivers of homeless consumers. The primary service deliverers and managers of the varied housing and supportive housing programs mentioned above are nonprofit agencies serving the Fremont area. These agencies assist in implementing the City's housing and community development priorities by expanding the supply of affordable housing, providing emergency housing and/or transitional housing, and meeting special (homeless and non-homeless) housing needs. There are many experienced and well-managed non-profit organizations providing services in the Fremont area. The City also coordinates with the State Housing and Community Development (HCD). HCD provides oversight to the major state housing planning process, the Housing Element of a jurisdiction's General Plan. HCD is responsible for an annual State Housing Element and provides technical assistance to and certification of the local Housing Elements. Each local government in the State is required to develop a Housing Element which includes a housing assessment including projected housing needs, a land inventory, an analysis of governmental and non-governmental constraints on housing and housing programs and quantified objectives that will be met over the Housing Element's planning period.

The Alameda County Housing and Community Development (HCD) is the lead agency in implementing the Alameda County HOME Consortium and other County-sponsored programs around housing, homelessness, and community development. HCD administers a number of programs including Shelter Plus Care and Housing Opportunities for People with Aids (HOPWA),

as well as two programs for the City of Fremont: Mortgage Credit Certificate (MCC) Program and the Housing Rehabilitation and Emergency Repair Grant Program.

Housing Authority of the County of Alameda (HACA) serves the City of Fremont. The Authority administers several county-wide programs designed to assist low and moderate-income households and those with special needs. These programs include the tenant-based Section 8 Existing Certificate and Voucher Program, the project-based Section 8 Moderate Rehabilitation and Rental Rehabilitation Program, and the Low Rent Housing Program.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

Activities to address the housing needs of the homeless, extremely low-income persons with serious mental illness and/or those living with HIV/AIDS are based on the implementation of the *EveryOne Home Plan to End Homelessness*. The 2018 Strategic update to *EveryOne Home Plan to End Homelessness* calls for every member of the local Continuum of Care (CoC) in the community to act with renewed urgency in their efforts. The update was produced through a year-long community process that include 25 key stakeholder interviews, six focus groups attended by 70 people currently homeless in the county, multiple community forums with over 200 participants, and a review of best practices and plans from community with similar homeless populations and housing markets. The update includes four broad strategies to expand capacity, increase investment, build stronger partnerships, and align public policies. The proposed five-year targets include:

1. Reduce the number of people becoming homeless;
2. Increase the number of people returning to permanent homes;

Implementation of the EveryOne Home Plan is spearheaded by a community-based organization of the same name. The Leadership Board comprised of jurisdictional appointed members and key community constituencies such as consumers, cities, nonprofit service providers and housing developers, businesses, law enforcement, housing authorities and faith-based organizations guide this organization.

EveryOne Home envisions a system of housing and services in Alameda County that, by 2023, ensures all extremely low-income residents have a safe, supportive, and permanent place to call home along with services available to help them stay housed and improve the quality of their lives.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The Alameda County Housing and Community Development Department, through HMIS and participation in the EveryOne Home Results Based Accountability Committee, supports the EveryOne Home initiative to establish system wide outcomes and to evaluate effectiveness of programs against those outcomes. These outcomes include shortening the period of time homeless and reducing the recidivism rates for homeless people.

Consultation with EveryOne Home, the Alameda Countywide Continuum of Care, on the use of Emergency Solutions Grant (ESG) funds, began in early 2012, when representatives from the City of Berkeley, the City of Oakland, Alameda County Housing and Community Development Department (Urban County grantee), and EveryOne Home worked together to implement the new ESG requirements in a way that would be consistent county-wide and would continue a collaboration, beginning in 2009 with American Recovery and Reinvestment Act (ARRA) Homelessness Prevention and Rapid Re-housing (HPRP) funds. This collaboration resulted in the creation of Priority Home Partnership (PHP), which was a single county-wide program to implement HPRP. EveryOne Home held a community-wide meeting at which additional consultation and public input into the use of ESG funds was solicited. A series of meetings with EveryOne Home and the ESG grantees continues through the year and a coordinated ESG program was established and began implementation in early 2013. This coordinated program will continue to use this same structure for the next five years.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	<b>Agency/Group/Organization</b>	Midpen Housing Corporation
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency participated in the CDBG Orientation and Community Needs hearing and articulated the need for Pickering Place rehabilitation, a 43-unit affordable apartment complex.
2	<b>Agency/Group/Organization</b>	ALZHEIMER'S SERVICES OF THE EAST BAY
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency participated in the CDBG Orientation and Community Needs hearing and articulated the need for support around their adult day-care program.
3	<b>Agency/Group/Organization</b>	ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT

	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.
4	<b>Agency/Group/Organization</b>	Fremont Family Resource Center
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.
5	<b>Agency/Group/Organization</b>	City of Fremont – All Agencies
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Annually consult with as part of the City Action Plan Community Needs Assessment.

Table 2– Agencies, groups, organizations who participated

### **Identify any Agency Types not consulted and provide rationale for not consulting**

The City strives to conduct a comprehensive outreach program, and utilized a variety of outreach methods to solicit participation from a wide range of agencies and organizations involved in providing housing and community development services. No specific types of relevant agencies were excluded from the process.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	EveryOne Home	The priority to create safer communities through stabilization of housing for homeless families and services for those at-risk matches those of the CoC for the area.
Regional Analysis of Impediments to Fair Housing Choice	County of Alameda	The goals set by the City of Alameda as part of the Analysis of Impediments to Fair Housing Choice have been incorporated as part of the goals of the Consolidated Plan.

**Table 3– Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The City of Fremont Human Services Department was the lead agency in developing this Strategic Plan. It has worked to get the cooperation of input of various critical governmental and community-based agencies in developing the priorities discussed above.

The City of Fremont is a member of the Alameda County HOME Consortium and works with Alameda County and other jurisdictions in sharing data and resources, and creating overall priority needs for the County of Alameda. The Consortium is also developing performance measures based on input from each jurisdiction's individual public input processes.

The Human Services Department also worked with other City departments to get their input on priority needs. The Department worked with the Housing Department to create a comprehensive view of the needs found within the City of Fremont. The Housing Department is responsible for developing the City's Housing Element. The Human Services Department assisted in the development of the City's Housing Element and the ongoing implementation of the Housing Element's Housing Program Strategy. The Housing Department was also consulted to determine progress made toward affordable housing goals.

The City also received input from the City's Aging and Family Services Division in developing needs of youth, families, and seniors.

## **Narrative**

The City of Fremont has partnered with the Alameda County HOME Consortium to complete the 2020 – 2024 Analysis of Impediments to Fair Housing (AI). The County of Alameda served as lead agency, and multiple participating jurisdictions, including the cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, and Union City; the housing authorities for the cities of Alameda, Berkeley, Livermore, and Oakland; and the Housing Authority of the County of Alameda, formed a regional collaborative for the purpose of completing an Analysis of Impediments to Fair Housing Choice (Regional Analysis of Impediments) while meeting their goals and obligations under the fair housing rules to affirmatively further fair housing. The process for the development of the AI began in the fall of 2019 and wrapped up in winter 2020. The AI can be found on the Alameda Housing Authority website at <http://www.alamedahsg.org/cms/one.aspx?pageId=3760617>. The City of Fremont must, and will, partner with the entire consortium to implement fair housing initiatives as part of the Consolidated Plan.

## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

#### **Summarize citizen participation process and how it impacted goal-setting**

As a member of the Alameda County HOME Consortium, the City participates in the Consortium's citizens' participation process as well as its own public process for the purpose of developing the Strategic Plan.

**Community Needs Survey:** As part of developing the Strategic Plan, in November 2019 the City deployed a Community Needs Survey. The survey was sent to a wide group of residents, grantee agencies, city staff, public officials, and community organizations. The survey was also available on the City's website.

457 responses were submitted. The data from these surveys were considered to help determine the priority needs stated in the strategic plan.

**Public Hearings:** On December 12, 2019, in conjunction with its FY 2020-2021 CDBG Funding Orientation, the Citizen's Advisory Committee (CAC), a citizen's body advisory to City staff on CDBG matters, held a public hearing on housing and community development needs in the City of Fremont.

The hearing was attended by thirteen community agencies. Thirteen comments were received and were focused on the following needs: preservation of existing affordable housing units, rehabilitation of public facilities, creation of microenterprise, more supportive and transitional housing, public service needs.

A Request for Proposals for FY 2020-2022 CDBG funding was issued on December 12, 2019; eleven (11) proposals were received by the January 23, 2020 deadline. CAC and City Staff had a public hearing on February 10, 2020, where they reviewed the proposals and compiled additional questions for the agencies. The agencies' responses were received by February 18, 2020. CAC and City Staff held a public hearing on March 5, 2020, where the applicant agencies were interviewed

based on a pre-determined interview schedule. CAC and City Staff held a public hearing on March 12, 2020, where CAC Members provided individual scores for the agencies, based on which CAC Members and Staff finalized funding recommendations to be presented to the City Council at the May 12, 2020 City Council Meeting.

**Citizen Participation Outreach**

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Outreach via Survey	Non-targeted/broad community	In November 2019, the City deployed a Community Needs Survey and received 457 responses to the survey.	The respondents feel that the highest level of need in Fremont is for lower income families, children from lower income families, and lower income individuals. Respondents felt that there is a need for the creation of new, affordable housing, housing with supportive services, and rent assistance for low income tenants. There is also a need for social services, including mental health services, health services, and homeless programs. Additionally, respondents felt there was a need to maintain community centers and address needs for upgrades and rehabilitation.	All comments accepted	

2	Public hearing	Non-targeted/road community	December 12, 2019 Citizens Advisory Committee Meeting to provide an orientation to the City's Goals and Strategies for the next five years. Determine needs in the community. 13 agencies participated in the hearing	The following needs were identified: <ul style="list-style-type: none"> <li>● Maintain affordable housing units</li> <li>● Rehabilitation of community facilities</li> <li>● Social/mental health/health service needs</li> <li>● Housing with supportive services</li> <li>● Transitional housing</li> </ul>	All comments accepted	
3	Public hearing	Non-targeted/road community	February 10, 2020 – Citizens Advisory Committee meeting to prepare additional questions for agencies who submitted a proposal.	Initial review of applications from agencies and prepared a list of questions for each organization.	All comments accepted	
4	Public hearing	Non-targeted/road community	March 5, 2020 – Citizens Advisory Committee meeting to interview applicants for CDBG funding.	Interview of individual applicants about their application for CDBG funding.	All comments accepted	

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4	Public hearing	Non-targeted/ broad community	March 12, 2020 – Citizens Advisory Committee meeting to approve applications and make recommendations to the City Council.	Meeting to approve applications and make recommendations to the City Council.	All comments accepted	
5	Five Day Comment Period	Non-targeted/ broad community	for a five-day period from June 15, 2020 through June 20, 2020. Because of a shelter in place order by the Governor of California, the City of Fremont placed a copy of the Consolidated Plan on its website.	A summary of comments will be included as part of the final draft.		

Table 4– Citizen Participation Outreach

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

During the development of the Consolidated Plan, the stakeholders (including residents, City staff, City Commissioners, Citizens Advisory Committee members, non-profit agencies, housing advocates, etc.) were invited to complete a Consolidated Plan survey. The outreach was done through e-mail distribution.

According to the 2017 ACS, approximately 17.6 percent of Fremont households earned incomes below \$50,000 per year and 8 percent of Fremont households earned income less than \$25,000 per year. According to the 2020 Analysis of Impediments to Fair Housing, 25,965 households were experiencing housing problems and 12,585 households were experiencing severe housing problems. Housing problems are defined as one or more of the following housing problems: 1) lacking complete kitchen facilities, 2) lacking complete plumbing facilities, 3) overcrowding with more than 1 persons per room, or 4) housing costs exceeding 30 percent of the household's gross monthly income. Severe housing problems are defined as one or more of the following housing problems: 1) lacking complete kitchen facilities, 2) lacking complete plumbing facilities, 3) overcrowding with more than 1.5 persons per room, or 4) housing costs exceeding 50 percent of the household's gross monthly income.

Fremont's population is aging. In 1990, the median age was 31.9; by 2010 it rose to 36.8 years and in 2017, it rose again to 37.7. Of the total population, 11.8 percent or 27,209 are age 65 years or older. Of those individuals, 3,771 are over the age of 85. For the purpose of this document, those over the age 85 years will be considered frail elderly. One likely result of the aging of Fremont's population is an increased demand for elder care services and facilities, including senior housing.

## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

The City of Fremont has long recognized the importance of nonprofit agencies and the services they provide to residents of Fremont. Therefore, the City has routinely provided funding under the CDBG Program to help finance the acquisition, construction, rehabilitation, or renovation of eligible public facilities and improvements. Types of projects include child care centers, emergency shelters, vocational and rehabilitation centers for the disabled and frail elderly, drug and alcohol residential center, a food distribution center, and a health clinic. As these public facilities are aging, the City will continue to provide CDBG funds to assist nonprofit agencies providing critical services to the community to meet their capital improvement needs in order to increase or enhance service delivery.

### **How were these needs determined?**

Public facility needs in the City were determined based on the following:

- Community needs hearings
- Responses from the consolidated plan survey
- Consultation with the City Parks and Public Works Departments

### **Describe the jurisdiction's need for Public Improvements:**

The City is currently working on the following local transportation projects:

***Morrison Canyon Road Traffic Safety Project.*** Morrison Canyon Road is a narrow one-lane road that has historically provided access to the rural hillside properties in the Morrison Canyon and Vargas Road areas. Over the years, the use of Morrison Canyon road has evolved to create a number of traffic safety issues pertaining to both motorized and non-motorized transportation.

***South Fremont Arterial Management TFCA Project.*** The South Fremont Arterial Management TFCA project will develop and implement new traffic signal coordination plans for the weekday AM, Midday, and PM peak commute periods at twelve (12) intersections along Warm Springs

Boulevard from Scott Creek Road/Kato Road to South Grimmer Boulevard, six (6) intersections along Fremont Boulevard-Washington Boulevard from Eugene Street to Osgood Road/Driscoll Road, seven (7) intersections along Grimmer Boulevard from Bay Street to Yellowstone Park Drive, and at five (5) intersections along Blacow Road from Hilo Street to Fremont Boulevard. In addition to re-timing signal coordination plans, the project will also upgrade existing traffic signal equipment by adding new equipment to enhance the operation and monitoring of the new timings and provide communication reliability to the TMC.

***Paseo Padre Parkway Arterial Management Project.*** The Paseo Padre Parkway Arterial Management TFCA project will develop and implement new traffic signal coordinated plans for the weekday AM, Midday, and PM peak commute periods at twenty-two (22) intersections along Paseo padre Parkway from Fremont Boulevard to Chadbourne Drive. In addition to re-timing and developing new signal coordination plans, the project will also upgrade existing traffic signal equipment by adding new equipment to enhance the operation and monitoring of the new timings and provide communication reliability to the TMC.

***Northern Fremont and Auto Mall Parkway Arterial Management TFCA Project.*** The Northern Fremont and Auto Mall Parkway Arterial Management TFCA project will develop and implement new traffic signal coordination plans for the weekday AM, Midday, and PM peak commute periods at nine (9) intersections along Fremont Boulevard from Decoto Road to Lake Arrowhead Avenue/Falcon Drive, five (5) intersections along Decoto Road from I-880 to Paseo Padre Parkway, and at twelve (12) intersections along Auto Mall Parkway from Cushing Parkway/Boyce Road to I-680. . In addition to re-timing signal coordination plans, the project will also upgrade existing traffic signal equipment by adding new equipment to enhance the operation and monitoring of the new timings and provide communication reliability to the TMC.

***Fremont Boulevard Safe and Smart Corridor.*** The Fremont Boulevard Safe and Smart Corridor is the City's vision to use technology to move traffic efficiently along the corridor at a safe speed, ensure safe pedestrian and bicycle movement, enhance transit service, and improve management of the traffic signal and lighting systems. The 10-mile section of Fremont Boulevard, between Paseo

Padre Parkway and Cushing Parkway, would serve as a nationally significant demonstration of current traffic safety technologies and a test bed for new innovation opportunities.

***Walnut Avenue Bikeway Improvements.*** The Walnut Avenue Bikeway project is located in the City Center of Fremont between Mission Boulevard and Argonaut Way. This two mile segment of Walnut Avenue serves as the primary east-west corridor in the City Center providing multimodal connections to Downtown BART Station, health care facilities such as Kaiser and Washington Hospital , Fremont government offices, School of the Deaf and School of the Blind, and numerous commercial and retail centers. The overall project calls for the construction of five protected intersections, one bicycle/pedestrian trail crossing enhancement consisting of a flashing beacon near the BART/Transit station, installation of Class 4 separated bicycle lanes with green bicycle lanes at intersection conflict points.

***Paseo Padre Parkway Safe and Complete Street.*** The proposed project would include the following elements to transform Paseo Padre Parkway into a safe and complete street: A reconfiguration of the roadway that reduces the current two lanes per direction to a single lane per direction between signalized intersections; upgrading uncontrolled crosswalks to high visibility crosswalks with advanced yield markings; adding buffered bike lanes with green markings in “conflict zones”; and narrowing travel lanes to 10 feet wide for speed management.

***Niles Blvd and Rancho Arroyo "Safe and Complete Streets" Project.*** The City of Fremont has developed a “safe and complete streets” project for Niles Boulevard between the Niles Bridge and Hillview Drive to improve safety on a corridor with a history of serious traffic crashes and excessive speeding and to provide quality facilities for all roadway users.

***Kato Road Parking Restrictions.*** Parking restrictions are in place along a stretch of Kato Road to prevent all parking, including large car carriers/haulers, employee parking for neighboring businesses, and RVs/vans primarily because of the unsafe conditions that exist on that street, which include: vehicles traffic travelling at extremely high speeds adjacent to the parked vehicles; potential for accidents/collisions from I-880 also adjacent to parked vehicles; safety risk due to industrial land uses; and potential conflicts with frequent truck activity related to nearby businesses.

### **How were these needs determined?**

The primary document outlining the City's development policy is the City's General Plan (<https://www.fremont.gov/398/General-Plan>). It is the standard practice to involve extensive public participation in the development and updates pertinent to the General Plan. Furthermore, each of the initiatives described above has had its own separate public involvement process.

### **Describe the jurisdiction's need for Public Services:**

The City of Fremont has recognized the importance of funding public services under the CDBG Program. Additionally, the City has committed a portion of the General Fund revenues to fund various social service agencies serving low- and moderate-income Fremont residents. In the City's FY 18/19 Consolidated Annual Performance and Evaluation Report (CAPER) report, the City reported that approximately 3,700 low- and moderate-income people were served under the City's social service grant program. This program is supported by a combination of general funds, CDBG public service funds and Alameda County Measure "A" funds.

Examples of services funded by the City include, but are not limited to: childcare, counseling, programs for the homeless and hungry, programs for persons with disabilities, programs for abused children and adults, housing services, information and referral, meal delivery to homebound seniors, respite and day care services, health services, and legal assistance.

### **How were these needs determined?**

Public service needs in the City were determined based on the following:

- Community Needs Hearings
- Responses from the Consolidated Plan Survey
- 211 Top Ten Needs of Fremont Callers

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

According to the 2014-2018 American Community Survey (ACS), the 233,083 residents of the City of Fremont reflect a very diverse population:

- The average size of the City's 74,445 households is unusually large, at 3.11.
- Most (60,743, or 81.6%) of these households are families (63.5%) (2014-2018 ACS), with an average family size of 3.36 (2010 Census).
- Households that have children under 18 make up 41.6 percent of households.
- Most (61.6%) of the households are homeowners, with the remaining 38.4 percent renting their dwellings.

The prevalence of housing cost burden has held relative steady over time, and even posted a modest decline; in 2010, 36 percent of households (numbering about 24,000) experienced cost burden or severe cost burden; by 2018, this number had fallen to about 20,300 households in 2018, about 27 percent of all households. It is possible that this reflects migration of low-moderate income households to other communities, however, given the rather sharp increase in housing costs. Median home values rose from \$641,900 in 2010 to \$1,058,200 in 2018 (an increase of 64.9%), and median contract rent rising from \$1,456 to \$2,381 (63.5% increase) in that same time period; accordingly, the number of units affordable to low-moderate income people plummeted from 10,145 in 2010 to 6,945 (-32%) in 2016.

The City of Fremont participated in a regional Analysis of Impediments to Fair Housing in the fall of 2019. The study found housing affordability and availability are the largest issues found to affect the residents participating in the community engagement process. This finding is further supported by data provided by HUD through the AFFH Tool, the ACS, and from local resources, including Association of Bay Area Governments and local transit authorities, among others. Some of the findings in the 2020 Analysis of Impediments to Fair Housing, found at [http://www.alamedahsg.org/UserFiles/Servers/Server\\_3723321/Image/Final%20AI\\_Combined\\_January%202020.pdf](http://www.alamedahsg.org/UserFiles/Servers/Server_3723321/Image/Final%20AI_Combined_January%202020.pdf), are:

- Homeownership has decreased while renting has increased in the past two decades, and homeowners are more likely to be white.
- Segregation between white and Asian or Pacific Islander residents has increased for every jurisdiction except Fremont and Union City.
- The Bay Area region is experiencing increased economic growth and a high demand for housing. This growth is causing housing prices to rise, which then displaces low-income residents
- Across the Consortium, white and Asian or Pacific Islander residents tend to live in neighborhoods with a lower rate of poverty and have higher access to proficient schools and the labor market.

A full housing market analysis is included as part of the Alameda County Consolidated Plan for 2020-2024. That analysis looks at housing needs, housing cost, housing condition for the entire area. The analysis also looks at disproportionate need and the needs of low to moderate income households, who are struggling to meet daily housing needs.



## **MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)**

### **Introduction**

Fremont has a mean income by job higher than the State of California average, according to the 2017 American Community Survey (ACS). The mean household income in California are \$96,104 while the mean household income in Fremont is \$143,043. The ACS also listed the mean earnings for men is much higher than women, with the mean wage for men \$106,454 and the mean wage for women \$79,630. It should be noted, the census information does not tell us the type of work each gender has as employment to get to those mean wages.

CDBG funding is to be utilized for households at 80 percent or below the area median household income. The median household income is the point where 50 percent of the population earns above the wage and 50 percent of the population earns below the wage. The 2017 ACS listed the median household income for Fremont at \$122,191, lower than the mean or average wage.

The economic development analysis will examine the types of employment in the area and the needs of people who may earn incomes below the household median income.

## Economic Development Market Analysis

### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	704	35	1	0	-1
Arts, Entertainment, Accommodations	8,355	6,899	8	7	-1
Construction	3,806	4,667	4	5	1
Education and Health Care Services	14,451	13,752	14	14	-1
Finance, Insurance, and Real Estate	5,094	3,412	5	3	-2
Information	6,206	1,832	6	2	-4
Manufacturing	16,606	25,190	16	25	8
Other Services	2,751	2,331	3	2	0
Professional, Scientific, Management Services	19,984	17,738	20	18	-2
Public Administration	0	0	0	0	0
Retail Trade	8,180	7,439	8	7	-1
Transportation and Warehousing	2,255	2,273	2	2	0
Wholesale Trade	5,675	7,883	6	8	2
Total	94,067	93,451	--	--	--

**Table 11 - Business Activity**

Data 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Source:

Consolidated  
Plan

FREMONT

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**Labor Force**

Total Population in the Civilian Labor Force	117,700
Civilian Employed Population 16 years and over	110,185
Unemployment Rate	6.38
Unemployment Rate for Ages 16-24	12.82
Unemployment Rate for Ages 25-65	4.63

**Table 12 - Labor Force**

Data Source: 2011-2015 ACS

<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	45,910
Farming, fisheries and forestry occupations	4,005
Service	7,950
Sales and office	21,500
Construction, extraction, maintenance and repair	5,015
Production, transportation and material moving	4,300

**Table 13 – Occupations by Sector**

Data Source: 2011-2015 ACS

**Travel Time**

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	36,045	45%
30-59 Minutes	33,515	42%
60 or More Minutes	10,885	14%
<i>Total</i>	<i>80,445</i>	<i>100%</i>

**Table 14 - Travel Time**

Data Source: 2011-2015 ACS

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

<b>Educational Attainment</b>	<b>In Labor Force</b>		<b>Not in Labor Force</b>
	<b>Civilian Employed</b>	<b>Unemployed</b>	
Less than high school graduate	4,265	435	3,015
High school graduate (includes equivalency)	15,450	1,245	5,630
Some college or Associate's degree	19,465	1,570	5,925
Bachelor's degree or higher	58,570	2,805	12,575

**Table 15 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	75	340	600	2,120	2,580
9th to 12th grade, no diploma	1,400	1,055	1,110	2,485	1,690
High school graduate, GED, or alternative	4,230	5,035	5,195	12,100	6,790
Some college, no degree	6,740	4,580	4,165	10,060	4,100
Associate's degree	660	1,605	1,955	4,585	1,695
Bachelor's degree	2,455	11,740	11,655	15,515	4,865
Graduate or professional degree	210	8,780	13,465	12,805	3,400

**Table 16 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	24,939
High school graduate (includes equivalency)	34,969
Some college or Associate's degree	45,024
Bachelor's degree	76,502
Graduate or professional degree	105,175

**Table 17 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The major employment sectors are, in declining order, Professional, scientific, and management services (26.2%), education and health care (17.4%), and manufacturing (16.3%).

Arts/hospitality/accommodations, finance/insurance/real estate, and retail trade all occupy about 6-8 percent of employment.

Fremont's strategic location in Silicon Valley and unique collection of assets offer significant employment opportunity: a centralized location, vast and unoccupied land, accessibility to BART and a world-class workforce. Fremont is home to 20,000 manufacturing jobs. In fact, nearly a quarter of Fremont working adults are employed in this market, which is well above the national average. Professional scientific and management sector makes up 18 percent of Fremont's employment base, followed by the education and health care services sector which makes up 14 percent of the City's employment base. Other areas of employment concentration and rapid growth are clean technology, life sciences, and computer peripherals/electronics.

**Describe the workforce and infrastructure needs of the business community:**

The majority of the City's resident workforce (about 58.5%) is in management, business, and finance, which clearly shows a surplus relative to the large "professional, scientific, and management services" sector (see prior section). Conversely, only 8.0 percent of the workforce is involved in production, relative to the 16.3 percent of the City's total employment. Clearly, the City's jobs are being filled from workers from other communities. This suggests that transportation infrastructure and services play important roles in filling the workforce needs of the business community.

The City's Economic Development staff regularly meets with businesses to discuss City initiatives and to learn more about their business needs. Companies frequently cite a shortage of employees, which is a common phenomenon in Silicon Valley due to the strong economy. Specifically, manufacturers are looking for more 'middle skills' employees, a segment of the workforce that is not sufficient in numbers to meet demand.

According to the US Census, the mean travel time to work was 31.4 minutes. Thus, the majority of people over the age of 16 and working, live near work. According to the 2017 ACS, the number of workers walking has increased to 12,413 or 12.4 percent of workers carpooled to work. Slightly over three quarters, 77.4 percent, of workers drive alone to work. This creates a need for infrastructure improvements or maintenance.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Most of the City's projects are geared towards transportation infrastructure, which will have a substantial impact on the construction industry. Only 3.0 percent of the City's workforce is employed in construction, however. The projects will enhance accessibility for workers from other communities, which will help local job growth.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Because of its strategic location to Silicon Valley, Fremont has a highly educated workforce. Fifty-six (56) percent of the workforce has an Associate's Degree, Bachelor's Degree, or Graduate Degree. Another 17 percent of the workforce population has some college education without yet achieving a degree.

Employment opportunities in the jurisdiction are primarily geared towards out-of-community workers with low to moderate skill levels, and are not towards the resident workforce (of which 56.11% have a college degree, relative to 39.19% of employees with a college degree). With more lucrative opportunities elsewhere in the Valley, it is likely that City residents are going to find local employment opportunities to be attractive.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Alameda County has a Workforce Development Board, (ACWDB) consisting of a 27 member employer-led oversight body that oversees the Workforce Innovation and Opportunity Act (WIOA) Title I programs in Alameda County (outside the city of Oakland). ACWDB sets local program policies in alignment with the WIOA and ensures that there are comprehensive WIOA services for job seekers, youth, and employers. ACWDB also develops strategic partnerships to address workforce issues. Members represent the business community, higher education, economic development, labor, government, and community-based organizations.

Workforce development initiatives in the area include:

2. The Fremont Family Resource Center offers a one-stop environment where partner agencies provide employment and training services to job seekers.
3. La Familia's Department of Education and Employment Services, formerly East Bay Community Services, began as an independent nonprofit organization in the Tri-Valley area of Alameda County in 2012 and merged with La Familia in 2014. Through our Department of Education and Employment Services, we provide education, training, and guidance to steer program participants toward innovative pathways to sustainable careers, enhance their life skills, and build safe and economically vibrant neighborhoods and communities.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

The City of Fremont is not part of a Comprehensive Economic Development Strategy.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Adopted in December 2011, and considered an optional General Plan element by the State, the Economic Development Element is included to formally establish the City's policy framework for economic development activities and decisions. This policy framework offers necessary guidance to provide for the City's regional competitiveness and long-term economic and fiscal stability. Based on analysis of recognized business trends and a strong understanding of the needs and variety of



Fremont's business industries, this policy framework aims to ensure economic decision making is well-integrated into other aspects of city development. Key goals and strategies include:

1. Create a dynamic, local economy.
  - a. Increasing the tax base.
  - b. Fremont as a business-friendly community.
  - c. Business recruitment and retention
  - d. Large sales tax and employment generators
  - e. Workforce development
  - f. Job-housing balance
  - g. Local Hiring
  - h. Transportation Infrastructure and Amenities
  - i. Economic Development Program
2. A diverse mix of industrial and technology uses
  - a. Diverse industrial and technology uses
  - b. Attracting emerging growth industries
  - c. Innovation center
3. Sustainability
  - a. Promote Fremont as a destination for clean and green technology firms
  - b. Promote environmentally sustainable business practices
4. Promoting Fremont
  - a. Highlighting Fremont's livability
  - b. Fremont as a destination
  - c. Support Fremont businesses
  - d. Lodging, restaurants and meeting facilities
  - e. Visitor services

## **Discussion**

While the City has done much planning to support the economy, the COVID-19 pandemic in March 2020 created many new challenges not previously faced by the City of Fremont, the State of California or the United States. At the time of the publication of this document, the City of

Fremont was under a stay-at-home order and the full impact of the mandated quarantine of residents and closure of businesses was not fully understood. While the goals have been set to address needs of the community, the City of Fremont understands that it will likely need to amend its five-year goals to address the changing needs of the economy as a result of the pandemic.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

In general the most common housing problem for low to moderate-income households in the City of Fremont is cost burden greater than 30% of income and/or overcrowding. Renters struggle to afford rental rates and homeowners struggle to afford the cost of household maintenance and repairs for the aging housing stock. Poorly-maintained homes in turn lead to additional repair problems, higher utility costs, etc., further restricting household funds and contributing to the deterioration of housing units. One persistent problem throughout the City is that 37.9% of the total renter households are cost burdened, and about 24.2% of owner households having cost burden. For severe cost burden, the proportions are 15.7% and 9.1% for renters and owners, respectively (2014-2018 ACS).

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The City of Fremont has a diverse population with no one race comprising a majority in 2018. White persons account for 24.1 percent of the population, Asian persons represent 58.4 percent and Hispanics and Latinos represent 13.4 percent of the population City-wide. Black or African American persons represent 3.1 percent of the population, followed by the remaining category of “other” which is at 14.4 percent.

Minority concentration is defined by census tracts where more than 50 percent of the population is comprised of a single ethnic or racial group. Half of Fremont’s population is made up of Asians. Fremont has twenty-three such census tracts with Asian concentrations. The Community Development Block Grant (CDBG) program defines low income concentration as any block group where more than 50 percent of residents earn 80 percent of MFI or less. There is no overlap among low income concentration and minority concentrations within the City.

**What are the characteristics of the market in these areas/neighborhoods?**

About 49.4 percent of the City's renter-occupied housing units have one or more of the "selected conditions" with rates in the Irvington District reaching 64.2%. For owner households, the City-wide rate is 25.7 percent, with rates in the Irvington District reaching 33.5% (2014-2018 ACS).

**Are there any community assets in these areas/neighborhoods?**

The Irvington District neighborhood lacks some assets, having limited public transportation access and no community center. There is a library (the Irvington branch), a Safeway grocery store, several schools including elementary, junior high, and high schools, and several parks.

**Are there other strategic opportunities in any of these areas?**

The strategic opportunities of these areas align with the City's strategic opportunities as a whole. Due to the City's racial and ethnic diversity, mixed economic base and large geographic area, programs are implemented on a community-wide basis unless otherwise notes. The City also implements programs that meet the national objectives of serving low- and moderate-income clientele (LMC) or low- and moderate-income housing (LMH), with each activity benefitting at least 51 percent low- and moderate-income individuals and families. Certain projects receiving funding may be located in other jurisdictions if the agency receiving funding serves Fremont residents.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Data from the Federal Communications Commission (FCC) for 2018 indicate that broadband availability is ubiquitous across the City of Fremont, with every Census block in the City having in excess of 95 percent of its area having broadband access. Data from the American Community Survey (2014-2018) show that very low-income people nevertheless have low connection rates to broadband, with a City-wide rate of around 55 percent, and some neighborhoods along Highway 38 having connection rates of around 25 percent.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

All areas of the City have access to at least 2 broadband providers, and most areas of the City have access to at least 4. About half the City (geographically) has access to 5 or more providers.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

In 2000, Congress passed the Disaster Mitigation Act of 2000, which focused on hazard mitigation before disasters such as earthquakes, fires, and floods occur. The goal was to encourage local governments and states to develop plans and undertake projects to mitigate the impact of natural disasters before they happen. With guidance from ABAG, California Governor's Office of Emergency Services (CalOES) and FEMA, the City prepared the 2016 Local Hazard Mitigation Plan. The Plan preparation consisted of community outreach, hazard assessment, risk assessment, mitigation goals and methods for implementation. A multi-departmental team spent approximately five months preparing this plan. Information about hazard mitigation can be found at:

<https://fremont.gov/1055/Local-Hazard-Mitigation-Plan>.

The mitigation strategies of the plan are ranked in descending order of importance and broken down by their priority level. The High Priority Strategies as part of the plan are:

- Perform appropriate seismic and fire safety analysis based on current and future use for all City-owned facilities and structures.
- Strengthen, rehabilitate or replace City facilities and structures, based on the seismic and fire safety analysis, as funding is available.
- Conduct ongoing training for first responders and City personnel to ensure they have the necessary training and equipment to deal with a hazard (including natural and man-made disasters).
- Reduce seismic and fire risk in existing development through building and fire code updates and enforcement.
- Explore local legislation to regulate the storage of hazardous materials to be protected from flood zones, rising sea levels and tsunami inundation areas.
- Coordinate disaster preparation and mitigation practices with private sector, public institutions and other public bodies.
- Protect vulnerable water facilities to ensure an adequate water supply during emergencies and disaster recovery.

- Protect vulnerable electric systems and facilities and build resiliency so disruption to the system is minimized during and following disasters. Ensure adequate redundancy and fuel is available to maintain critical facilities.
- Improve the disaster-resistance of the natural gas delivery system to increase public safety and to minimize damage and service disruption following a disaster.
- Protect vulnerable wastewater facilities to ensure wastewater is treated during emergencies and disaster recovery.
- Perform hazard vulnerability analysis for solid waste management facilities utilized by the City.
- Integrate Climate Action Plan goals and actions with the Local Hazard Mitigation Plan goals and actions, if determined feasible.
- Integrate climate change research and adaptation planning into City operations and services.

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

There had been no changes to the hazards identified since 2005. However, with the adoption of the Climate Action Plan in 2012 and the signing onto of Compact of Mayors in 2015, it seemed appropriate to add Extreme Heat and Sea Level Rise to the hazards assessed as part of the 2016 Local Hazard Mitigation Plan.

The other hazards identified in the plan since 2005 remain unchanged and include: earthquake, landslide, flooding and fire. The six subcomponents of earthquake include: fault rupture; shaking; earthquake induced landslides; liquefaction; tsunami and seiches; and fire following an earthquake.

The plan assesses the hazards and the probability of the hazard's effect on the City of Fremont. However, there has not been a data analysis on hazard's impact for low to moderate income households.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

This strategic plan provides the roadmap for the City to address the needs of the most vulnerable residents in Fremont over the next five years. Following collection and review of the data presented in this document, as well as the input received through an extensive community engagement process, the City has established the following priorities to guide its strategies during program years 2020-2024: support non-housing community development, promote affordable housing, build strong supportive services, support efforts to end homelessness, and improve coordination and advocate for fair housing.

In this year's planning process, the City found many of the same issues identified five years ago during the last Consolidated Plan planning process are still relevant. The City reviewed the priorities and goals of the Strategic Plan in the context of the COVID-19 Pandemic and still found them relevant to assisting residents of Fremont. However, some priorities, such as supportive services may be a higher priority in the beginning of the five-year period than non-housing community development. The City of Fremont will continue to honor the planning process from prior to the pandemic, but also adjust its funding in the coming years to help the community with its recovery.



## **SP-10 Geographic Priorities - 91.415, 91.215(a)(1)**

### **Geographic Area**

The City of Fremont has a diverse racial and ethnic population; according to the 2017 American Community Survey (ACS). The Asian population accounts for 57.4 percent of the total population in the City. According to the 2017 ACS, people of color (Asians; Latinos; Blacks or African Americans; American Indians or Alaskan Natives; Native Hawaiians and other Pacific Islanders; and other residents of two or more races) account for approximately 74.1 percent of Fremont's population. At the time of the 2010 Census, four of the City's 38 census tracts had populations of people of color of less than 50 percent. According to the 2017 ACS, all census tracts have populations with people of color at that exceed 51 percent. The City's actual racial and ethnic diversity may not be fully described in the ACS data as some distinct ethnic groups, such as the

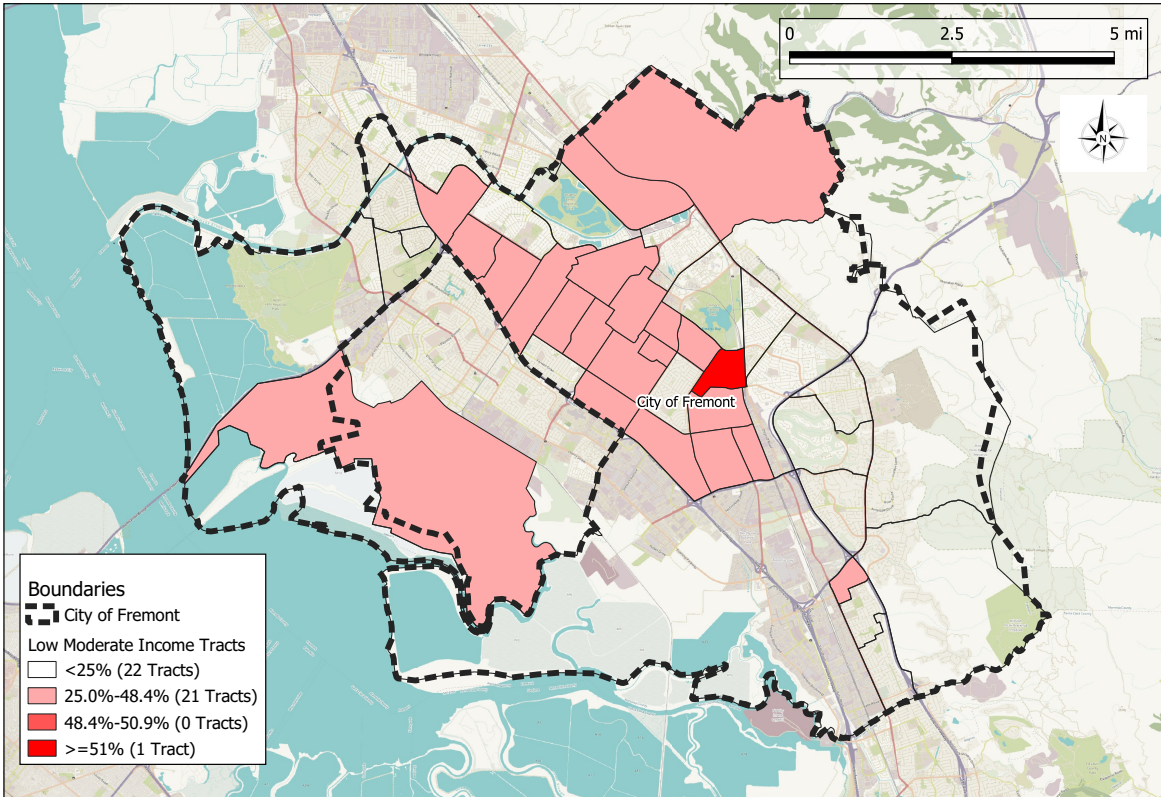
City's Afghan population, are categorized as "White" by the U.S. Census.

1	<b>Area Name:</b>	City-wide initiatives
	<b>Area Type:</b>	Local Area
	<b>Other Target Area Description:</b>	Local Area
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	51%
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The target area is the entire City of Fremont.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The housing and market analysis discuss the needs in the community.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The City of Fremont must submit a complete Consolidated Plan through the eCon Planning Suite. To do so, each project and goal must be in a target area. This target area allows programs that serve low income individuals, regardless of where they live, to be in compliance with the planning document.
	<b>Identify the needs in this target area.</b>	The housing and market analysis discuss the needs in the community.
	<b>What are the opportunities for improvement in this target area?</b>	The City of Fremont has positive economic growth and demand for housing.
	<b>Are there barriers to improvement in this target area?</b>	The housing and market analysis discuss the needs in the community.

2	<b>Area Name:</b>	Low Income Census Tracts
	<b>Area Type:</b>	Local Area
	<b>Other Target Area Description:</b>	Local Area
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	51% or more
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The boundaries for the area include all census tracts with 51 percent of the households earning below 80 percent of the area median family income. The boundaries change based on Census information and information from the American Community Survey. A map of the low income areas is included as part of this section.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Housing Cost Burden remains high for both renter and homeowner households. Pricing pressure from its proximity to the San Francisco Bay area keeps increasing costs for affordable housing development.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The City of Fremont must complete a Consolidated Plan every five years and identify areas of priority and where it will target funding. Some projects will be targeted in areas of higher concentrations of low to moderate income households as guided by regulations and local leaders.
	<b>Identify the needs in this target area.</b>	The needs vary from year to year, depending which census tracts are low to moderate income.

	<b>What are the opportunities for improvement in this target area?</b>	Demand for housing is high. Affordable housing will continue to be in demand.
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**Table 18 - Geographic Priority Areas**



**Figure 1 - Map of Low to Moderate Income Areas**

### General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The City has not established specific target areas to focus the investment of CDBG funds.

Due to the City’s racial and ethnic diversity, mixed economic base, and large geographic area, programs are implemented on a community-wide basis unless otherwise notes. The City also implements programs that meet the national objectives of serving low- and moderate-income clientele (LMC) or low- and moderate-income housing (LMH), with each activity benefitting at least

51% low- and moderate-income individuals and families. Certain projects receiving funding may be located in other jurisdictions if the agency receiving funding serves Fremont residents.

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

1	<b>Priority Need Name</b>	Strong Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	City-wide
	<b>Associated Goals</b>	Public Services – Safety Net Food Access
	<b>Description</b>	The City of Fremont will focus on supporting public services, reducing barriers for low to moderate income households.
	<b>Basis for Relative Priority</b>	The City of Fremont recognizes the importance of funding public services under the CDBG Program, and has committed a portion of the its General Fund revenues to fund various social service agencies serving low- and moderate-income Fremont residents. The City will commit 15% of its annual CDBG allocation toward Public Service activities.
2	<b>Priority Need Name</b>	Address Homelessness

	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	City-wide
	<b>Associated Goals</b>	Homelessness Services Homelessness Prevention
	<b>Description</b>	The City of Fremont will focus on supporting services that address the needs of homeless individuals.
	<b>Basis for Relative Priority</b>	It is far more cost effective to support people, maintaining their housing and avoiding evictions, preventing the need for emergency shelter and a lengthy housing search. Homelessness is a regional issue and the City will work County-wide to address homelessness and the needs of these vulnerable residents.
2	<b>Priority Need Name</b>	Economic Development/Microenterprise Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate

	<b>Geographic Areas Affected</b>	City-wide
	<b>Associated Goals</b>	Economic Development – Support Economic Development - Buildings
	<b>Description</b>	The City of Fremont will promote economic development opportunities for all residents.
	<b>Basis for Relative Priority</b>	The City of Fremont will help low- and moderate-income individuals to become self-sufficient is the opportunities for entrepreneurship. The City will continue to dedicate a portion of CDBG funding for microenterprise development.
3	<b>Priority Need Name</b>	Promote Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	City-Wide
	<b>Associated Goals</b>	Down Payment Assistance Affordable Housing Provision Affordable Housing Creation Supportive Housing



	<b>Description</b>	The City of Fremont will promote affordable housing for all residents living in the community.
	<b>Basis for Relative Priority</b>	Many sections of this document confirm that housing is not affordable to all residents. The goals of this Consolidated Plan will have to address this need as a high priority. Extremely low-income households and low-income households are living with cost burdens because the supply of affordable housing does not exist. Incentives for developers and funding projects that address this specific need will be the only way the households with these incomes will be able to find housing in the community.
4	<b>Priority Need Name</b>	Non-Housing Community Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	City-Wide Low Mod Areas
	<b>Associated Goals</b>	Public Improvements

	<b>Description</b>	The City of Fremont will build community assets and make public improvements.
	<b>Basis for Relative Priority</b>	The City of Fremont has long recognized the importance of nonprofit agencies and the services they provide to residents of Fremont. Therefore, the City has routinely provided funding under the CDBG Program to help finance the acquisition, construction, rehabilitation, or renovation of eligible public facilities and improvements. Types of projects include child care centers, emergency shelters, a food distribution center, and a health clinic. The City will continue to provide CDBG funds to assist nonprofit agencies providing critical services to the community to meet their capital improvement needs in order to increase or enhance service delivery.
6	<b>Priority Need Name</b>	Administration and Fair Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	City-wide
	<b>Associated Goals</b>	Administration Fair Housing

	<b>Description</b>	The City of Fremont will further fair housing efforts in the community and educate the public about fair and affordable housing. Efforts to coordinate with the City of Fremont as well as other private/public to improve services in the community also fall under this initiative.
	<b>Basis for Relative Priority</b>	The City is required to further fair housing initiatives and address concerns in its Fair Housing Assessment. The priority will also continue coordination among local governments and private service providers to continually improve services in the community.

**Table 19 – Priority Needs Summary**

### **Narrative (Optional)**

The need for affordable housing in Alameda County far exceeds the supply of affordable rental and for-sale housing in the areas. Likewise, the City of Fremont faces a demand for affordable housing that greatly outstrips the supply. Low-income households are highly likely to pay more for housing than they can afford and have other housing-related problems. These include overcrowding of units, substandard plumbing and electrical, inadequate kitchen facilities, low numbers of affordable units, and high rents and ownership costs.

The identification of priority housing needs was prepared, in accordance with HUD guidelines by the City of Fremont, in partnership with the Alameda County HOME Consortium. The City of Fremont is a participating jurisdiction in the Consortium. Because of the City's compact geography and generally uniform housing conditions, programs are implemented on a city-wide basis unless otherwise indicated.

## **SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

In the upcoming fiscal year, the City will receive \$1,691,548 in Community Development Block Grant (CDBG) entitlement funds. The City will also have approximately \$468,773 in re-programmed funds, \$26,609 in FY 2019/20 uncommitted program income, and anticipates \$80,000 in FY 2020/21 program income. The City's total CDBG program budget is \$2,240,321. It is projected that at least 100 percent of residents benefiting from the CDBG program will be low- and moderate-income households as defined by the Department of Housing and Urban Development (HUD).

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConfPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	\$1,691,548	\$106,209	\$468,773	\$2,240,321	\$6,700,000	As a CDBG entitlement jurisdiction, the City of Fremont receives annual CDBG entitlement allocations from HUD. CDBG funds can be used for a variety of housing and community development activities which benefit low- and moderate-income persons.

**Table 20 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City of Fremont will seek all applicable state and federal funding sources that will support the activities outlined in the 5-year Strategic Plan. Leveraging of federal funds will be accomplished through the use of local funds such as those from public and/or private sources of affordable housing. In addition, the City uses leveraging ratios of its sub recipients as a criterion for funding. Matching requirements for HUD programs will be satisfied with acceptable sources of non-federal financing. Sources may include private donations, owner funds, state funds, city and foundation funds and other acceptable non-federal sources of financing.

**If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan**

The City of Fremont does not anticipate using any publicly owned land for projects identified in this Plan.

**Discussion**

The primary activities the City of Fremont will fund in the next year are:

- Strong Public Services
- Increase economic opportunities
- Promote affordable housing;
- Non-Housing Community Development
- Advocate for Fair Housing

Each of these activities and projects will require resources outside of the CDBG funding.

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Fremont	Government	Economic Development, Homelessness, Non-Homeless Special Needs, Ownership, Planning, Rental Neighborhood Improvements, Public Facilities, Public Services	Jurisdiction

Table 21 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

The strengths of this institutional delivery system include the City's coordination with and between the numerous nonprofit agencies engaged in providing the housing and services to Fremont residents. Several agencies have multiple partnerships or funding relationships with the City. The City's Fremont Family Resource Center houses over 22 City, County, State, and non-profit agencies. Twenty (20) agencies will receive Social Service Grant funding from the City in FY 2020-21. Over a dozen agencies will also receive CDBG capital, public service, or microenterprise funding. In addition to receive funding through the City, agencies also partner with the City to provide direct services. Several agencies benefit from more than one source of funding or work with the City on more than one partnership.

Gaps with the delivery system include limited public and private resources available to address affordable housing and supportive services. The dissolution of the State's redevelopment agencies

negatively impacts the City's ability to fund affordable housing projects in the City, and local budget cuts have affected the City's ability to fund the Social Service Grants Program.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance			

<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	

<b>Supportive Services</b>			



Alcohol & Drug Abuse	X		
Child Care	X	X	
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	

Other			
Other			

Table 22 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The City participates in the comprehensive planning and coordination of services for the homeless. EveryOne Home is the community-based organization responsible for the coordination and implement of the *EveryOne HOME Plan to End Homelessness: 2018 Strategic Update*.

The *EveryOne HOME Plan to End Homelessness: 2018 Strategic Update* is a comprehensive blueprint to address homelessness, including preventing people from becoming homeless, expanding affordable housing, offering critical interventions that ensure the safety and dignity of people living without housing, and urgently reduce homelessness in the area's most impacted and vulnerable communities.

The City of Alameda is one of 14 cities in Alameda County that have adopted the plan. In Alameda County, issues of homelessness are addressed through a coordinated regional effort with every

organization, city and CoC member participating. Therefore, homelessness will be discussed from a regional perspective in this Strategic Plan unless otherwise noted.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Special needs populations face greater obstacles to economic self-sufficiency than the general population. In addition, special needs populations often require supportive services and/or special housing accommodations in order to stay independently housed. The 2020-2024 Analysis of Impediments to Fair Housing found, through community feedback, that persons with disabilities often find it difficult to find an appropriate housing unit. Contributing factors affecting disability and access include:

- Access to publicly supported housing for persons with disabilities;
- Lack of affordable housing for individuals who need supportive services;
- Lack of assistance for housing accessibility modifications;
- Location of accessible housing; and,
- Limited supply of affordable housing within neighborhoods.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

A primary strength of the housing and community development delivery systems is the coordination of efforts between the HOME Consortium jurisdictions and the groups that oversee these efforts on an inter-jurisdictional basis. An additional strength is the level of coordination between housing providers and service providers, particularly those addressing housing needs of the homeless and special needs populations.

Regional strategies that are included in the 2020-2024 Analysis of Impediments to Fair Housing are:

- Participating jurisdictions will continue to fund housing placement services for people with disabilities to assist them in finding accessible housing.

- The participating jurisdictions will continue all existing programs to support development of local affordable housing units through a variety of strategies such as applications for state and federal funding, entitlement assistance, outreach to the community and other stakeholders, direct financial support, and site identification and acquisition assistance. This support will include development of units that serves specialized populations as defined by the funding source, Housing Element, Consolidated Plan, or Analysis of Impediments, such as transitional and supportive housing, and housing for seniors, persons with disabilities, persons experiencing homelessness, and persons living with HIV/AIDS or severe mental illness.
- Participating jurisdictions will continue to support access to resources (such as for those with disabilities, language barriers, cultural barriers).

## SP-45 Goals - 91.415, 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services - Safety Net	2020	2024	Non-Housing Community Development	City-wide initiatives	Strong Public Services	CDBG: \$317,388	Public service activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted
2	Food Access	2020	2024	Non-Housing Community Development	City-wide initiatives	Strong Public Services	CDBG: \$75,000	Public service activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted
3	Homeless Services	2020	2024	Non-Housing Community Development	City-wide initiatives	Address Homelessness	CDBG: \$568,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
4	Homelessness Prevention	2020	2024	Homeless	City-wide initiatives	Address Homelessness	CDBG: \$264,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

5	Economic Development Support	2020	2024	Non-Housing Community Development	Low Income Census Tracts	Economic Development/ Microenterprise Assistance	CDBG: \$520,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
6	Economic Development Buildings	2020	2024	Non-Housing Community Development	Low Income Census Tracts	Economic Development/ Microenterprise Assistance	CDBG: \$225,000	Businesses assisted: 3 Businesses Assisted
7	Down Payment Assistance	2020	2024	Non-Housing Community Development	Low Income Census Tracts	Promote Affordable Housing	CDBG: \$100,000	Down Payment Assistance: 5 Households Assisted
8	Affordable Housing Preservation	2020	2024	Affordable Housing	City-wide initiatives	Promote Affordable Housing	CDBG: \$921,519	Rental Units – Renovated: 10 Units Homeowners Housing Rehabilitated: 10 Units
9	Affordable Housing Creation	2020	2024	Affordable Housing	City-wide initiatives	Promote Affordable Housing	CDBG: \$1,000,000	Rental Housing Added: 10 Units Homeowner Housing Added: 10 Units
10	Supportive Housing	2020	2024	Affordable Housing	City-wide initiatives	Promote Affordable Housing	CDBG: \$300,000	Rental Housing Added: 5 Units
11	Public Improvements	2020	2024	Non-Housing Community Development	Low Income Census Tracts	Non-Housing Public Improvements	CDBG: \$2,500,000	Other: 5 Facilities

12	Administration	2020	2024	Administration and Fair Housing	City-wide initiatives	Administration and Fair Housing	CDBG: \$1,771,550	
13	Fair Housing	2020	2024	Administration and Fair Housing	City-wide initiatives	Administration and Fair Housing	CDBG: \$236,500	

Table 23 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Public Services - Safety Net
	<b>Goal Description</b>	Support programs for low income residents, preserving safety net services for families and individuals who are vulnerable or “in crisis.”
2	<b>Goal Name</b>	Food Access
	<b>Goal Description</b>	Improve access to food and reduce food insecurity.
3	<b>Goal Name</b>	Homelessness Services
	<b>Goal Description</b>	Maintain, improve, and expand (as needed) the capacity of the housing, shelter, and services for individuals and families, including integrated healthcare, employment services, and other services.
4	<b>Goal Name</b>	Homelessness Prevention
	<b>Goal Description</b>	Maintain and expand activities designed to prevent those currently housed from becoming homeless.
5	<b>Goal Name</b>	Economic Development – Support
	<b>Goal Description</b>	Fund economic development initiatives and support services that help job seekers to receive additional training or enter the job market, including microenterprise assistance.
6	<b>Goal Name</b>	Economic Development – Buildings
	<b>Goal Description</b>	Rehabilitate historic, commercial, and industrial structures. Work under this goal shall reduce code deficiencies or create new job opportunities.
7	<b>Goal Name</b>	Down Payment Assistance
	<b>Goal Description</b>	Assist low and moderate-income First-Time Homebuyers.
8	<b>Goal Name</b>	Affordable Housing Preservation
	<b>Goal Description</b>	Preserve existing affordable rental and ownership housing for low- and moderate-income households.
9	<b>Goal Name</b>	Affordable Housing Creation
	<b>Goal Description</b>	Increase the availability of affordable rental housing for low and moderate-income households.

10	<b>Goal Name</b>	Supportive Housing
	<b>Goal Description</b>	Increase the availability of service-enriched housing for persons with special needs.
11	<b>Goal Name</b>	Public Improvements
	<b>Goal Description</b>	Make improvements, including those for ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, tree planting, homeless facilities, and other public facilities/community centers.
12	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Improve the administration of funding and coordination among project providers.
13	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Support fair housing efforts in the community, including providing assistance to individuals facing discrimination.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City of Fremont will fund public service programs within the City. Based on previous performance, the public service organizations will serve 1,000 people over five years who have extremely low incomes, less than 30 percent of the area median income.

Homeowner repair programs across the City will benefit households earning more moderate level income. An estimated 6 units of repair will be targeted towards households earning 51-80 percent of the area median income and an estimated 4 units of repair will be targeted towards households earning 31-50 percent of the area median income.



## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Lead paint, which was commonly used in household paint until 1978, is a leading contributor of lead poisoning. Approximately 17.5 percent of the total County Consortium units that were built prior to 1978 are located in Fremont. The 17.5 percent figure represents a total of 42,529 units in Fremont that were built prior to 1978. Furthermore, the Consortium reports that many low-income households, particularly renter households, occupy the much older housing stock in the Consortium, units which potentially contain lead-based paint.

The City participates in the Alameda County Service Area for Lead Abatement (CSALA), which funds the Alameda County Lead Poisoning Prevention Program (LPPP). Through the LPPP, renters and homeowners receive information about lead hazards in their homes.

The City of Alameda will use CDBG funds to undertake lead-based paint hazard mitigation when required by the housing rehabilitation regulations. Housing renovation funded with HOME funds will also be required to follow the same regulatory requirements. This can include inspection, risk assessment, specification writing, abatement, clean up, disposal work and clearance testing. This assistance will be in accordance with 24 CFR 35, et al. (9/15/99). In implementing rehabilitation programs, the City notifies tenants of lead-based paint hazards; refers owners to an environmental testing firm for risk assessments; initiates lead hazard controls and/or abatement protocols in conformance with the HUD Guidelines; and obtains final clearance testing.

Any required lead paint mitigation measures will be coordinated with the total renovation effort to streamline the process for the benefit of the homeowner; and also maximize total rehabilitation dollars. This process will minimize the number of days the owner will have to be temporarily relocated during the abatement process.

### **How are the actions listed above integrated into housing policies and procedures?**

The following has been incorporated into the local policies and procedures manual:

The level of hazard reduction required depends on the level of assistance. Specific actions required include:

Up to \$5,000 - Repair of paint disturbed during rehabilitation. Includes repairing disturbed paint and applying a new coat of paint.

\$5,000 - \$25,000 - Interim controls and standard treatments. Includes addressing friction and impact surfaces, creating smooth and cleanable surfaces, encapsulation, removing or covering lead-based paint components, and paint stabilization.

Over \$25,000 - Remediate. Remediation involves permanently removing lead-based paint hazards, often through paint and component removal and enclosure.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

Tackling poverty is one of the most important factors in reducing social exclusion and improving the lives of Fremont residents. According to the 2017 ACS, in the City of Fremont, 10,915 individuals and 1,895 families are living at or below the poverty level. Poverty leads to a cycle of hunger, housing challenges and crime in the community that is often difficult to break. This strategy is crucial for demonstrating the City's commitment to tackling poverty and creating an inclusive economy with support for families trying to increase their income and opportunity.

In June 1999, the City of Fremont officially opened the City of Fremont Family Resource Center (FRC). The FRC represents the City's commitment to the collaboration and improved services to the community. The FRC's mission is to promote strong and healthy families, in all of their diverse cultural and economic forms, through empowerment and problem prevention. To this end, the FRC co-locates over twenty-two different agencies with a host of integrated services under one roof. The Center brings together supportive programs and activities in a consolidated, family friendly setting that fosters collaboration and efficient service.

The FRC is a centrally located place where lower income families of all kinds can find resources and services that are of value to them. Customers can access nonprofit, State, County and City of Fremont services in a timely manner. Services include adult and youth employment, CalWorks, child care information and referral, public health and mental health services, parent education and support services, counseling, immigration services, tax filing services, housing information and domestic violence prevention. As part of the City's commitment to families, the FRC also provides a drop-in childcare service, free of charge, to clients of social service agencies housed at the FRC. A 2013 Survey of 25 FRC Agencies found that 91% (27,023 of 29,860) of FRC clients served by those agencies were low income.

The Fremont Family Resource Center (FRC) become a SparkPoint Center in January 2012. The vision of SparkPoint at Fremont FRC is to help families achieve financial stability by providing services that can help families improve credit, reduce debt, build income, and build and save assets

through integrated innovative, comprehensive, and integrated financial, employment, and supportive services. The City of Fremont through its Human Services Department Fremont Family Resource Center is serving as the Lead Agency. With assistance from the United Way of the Bay Area, Citibank and Walter and Elise Haas Foundation, and in partnership with nine community agencies, SparkPoint at Fremont FRC welcomes all Tri-City residents who do not yet meet the self-sufficiency standard.

The VITA program is designed to help low-income taxpayers who cannot afford professional tax assistance. The program also increases access for these individuals to claim the Earned Income Credit, and Child Tax Credit. For the third consecutive year, the FRC hosts a VITA site, coordinates the recruitment and training of volunteers to provide free tax preparation services to low-income earners, persons with disabilities, and non-English speaking persons.

**How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The primary strategy in 2020 to 2024 for the City of Fremont will be to close the gap on housing for households earning less than 30 percent of the area median income. So few housing units are available and affordable to this income bracket, that it is essential for families living in poverty to have more housing options. Initiatives and goals the City of Fremont will take on in the next five years include:

Goals: Affordable Housing Needs

- Assist low and moderate-income First-Time Homebuyers
- Preserve existing affordable rental and ownership housing for low- and moderate-income households
- Increase the availability of affordable rental housing for low and moderate-income households

Goals: Priority Homeless Needs

- Maintain, improve, and expand (as needed) the capacity of the housing, shelter, and services for individuals and families, including integrated healthcare, employment services, and other services
- Maintain and expand activities designed to prevent those currently housed from becoming homeless

Goals: Priority Supportive Housing

- Increase the availability of service-enriched housing for persons with special needs

## **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Monitoring assures that recipients of federal funds are in compliance with local objectives and federal program requirements. The intent of the City of Fremont is to work cooperatively with contractors and sub-recipients in the use of federal funds as best as possible and within reasonable time constraints. Monitoring shall be an ongoing process with technical assistance available throughout the implementation and completion of all activities undertaken.

### *Initial Review of Project Eligibility*

1. Requests for funding must be supported with an application to be reviewed for allocation recommendation. Applications include specific information regarding design of project, cost of project and beneficiaries.
2. Each activity must be eligible under related program rules and must meet one of the three national objectives -- benefit low- and moderate-income persons, aid in the prevention or elimination of slum and blight conditions, or meet an urgent need which threatens the health or welfare of the community.
3. An activity must be consistent with local goals and objectives as expressed in adopted policies and/or established plans and must comply with related program regulations.
4. Successfully funded applicants are required to sign a funding agreement outlining all of the requirements, regulations and standards. Funding agreements for all real property activities shall specify the acceptable use of the property, the length of the restrictive period, and disposition requirements.

### *Ongoing Review of Project Compliance*

1. On-site monitoring will be conducted as may be deemed necessary and reasonable by the City of Fremont. Desk reviews and off-site monitoring will be an ongoing activity.
2. Claims for payment are filed, with appropriate documentation, with the program manager. The program manager reviews the claim and approves it for payment.

3. Quarterly, monthly, and/or annual reports on project and activity status is required of all sub-recipients.
4. The program manager will also monitor for beneficiary compliance.
5. The City of Fremont program activities for housing generally may include program income to the sub-recipient/contractor. The only housing program on-going is with New Chauncey Housing, Inc. New Chauncey Housing, Inc. is responsible for reporting all program income and its use to the City of Fremont. Program Income that cannot be immediately reinvested in the housing programs is returned to the City of Fremont.

#### *Follow-up and Enforcement*

1. Compliance concerns are addressed at all phases of an activity, as soon as the project manager is aware of the issue. Technical assistance is provided as necessary to maintain compliance.
2. Annual reviews of sub-recipient activities are conducted by the project manager, using a checklist of areas to be reviewed. The annual reviews are followed up with written statements of compliance or non-compliance. In situations of non-compliance, the written statements detail methods and timeframes to bring the activity back into compliance.
3. Sub-recipients may be required to file a Certified Public Accountant (CPA) annual report of sub-recipient's financial stability and federally funded project expenditures. Records shall be maintained for five years after project closeout, which is when final payments and all related matters are closed.
4. Enforcement of activities not in compliance shall follow Part 85.43 with the right of appeal, as well as termination of a contract/agreement.

## **Expected Resources**

### **AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)**

In the upcoming fiscal year, the City will receive \$1,691,548 in Community Development Block Grant (CDBG) entitlement funds. The City will also have approximately \$468,773 in re-programmed funds, \$26,609 in FY 2019/20 uncommitted program income, and anticipates \$80,000 in FY 2020/21 program income. The City's total CDBG program budget is \$2,240,321. It is projected that at least 100 percent of residents benefiting from the CDBG program will be low- and moderate-income households as defined by the Department of Housing and Urban Development (HUD).



Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConfPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	\$1,691,548	\$106,209	\$468,773	\$2,240,321	\$6,700,000	As a CDBG entitlement jurisdiction, the City of Fremont receives annual CDBG entitlement allocations from HUD. CDBG funds can be used for a variety of housing and community development activities which benefit low- and moderate-income persons.

Table 20 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City of Fremont will seek all applicable state and federal funding sources that will support the activities outlined in the 5-year Strategic Plan. Leveraging of federal funds will be accomplished through the use of local funds such as those from public and/or private sources of affordable housing. In addition, the City uses leveraging ratios of its sub recipients as a criterion for funding. Matching requirements for HUD programs will be satisfied with acceptable sources of non-federal financing. Sources may include private donations, owner funds, state funds, city and foundation funds and other acceptable non-federal sources of financing.

**If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan**

The City of Fremont does not anticipate using any publicly owned land for projects identified in this Plan.

**Discussion**

The primary activities the City of Fremont will fund in the next year are:

- Strong Public Services
- Increase economic opportunities
- Promote affordable housing;
- Non-Housing Community Development
- Advocate for Fair Housing

Each of these activities and projects will require resources outside of the CDBG funding.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services - Safety Net	2020	2024	Non-Housing Community Development	City-wide initiatives	Strong Public Services	CDBG: \$79,347	Public service activities other than Low/Moderate Income Housing Benefit: 1,000 Persons Assisted
2	Homeless Services	2020	2024	Non-Housing Community Development	City-wide initiatives	Address Homelessness	CDBG: \$142,000	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
3	Homelessness Prevention	2020	2024	Homeless	City-wide initiatives	Address Homelessness	CDBG: \$66,000	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted

4	Economic Development Support	2020	2024	Non-Housing Community Development	Low Income Census Tracts	Economic Development/ Microenterprise Assistance	CDBG: \$130,000	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
5	Affordable Housing Preservation	2020	2024	Affordable Housing	City-wide initiatives	Promote Affordable Housing	CDBG: \$50,000	Rental Units – Renovated: 2 Units Homeowners Housing Rehabilitated: 2 Units
6	Public Improvements	2020	2024	Non-Housing Community Development	Low Income Census Tracts	Non-Housing Public Improvements	CDBG: \$1,230,000	Other: 3 Facilities
7	Administration	2020	2024	Administration and Fair Housing	City-wide initiatives	Administration and Fair Housing	CDBG: \$354,310	
8	Fair Housing	2020	2024	Administration and Fair Housing	City-wide initiatives	Administration and Fair Housing	CDBG: \$47,300	

Table 25 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Public Services - Safety Net
	<b>Goal Description</b>	Support programs for low income residents, preserving safety net services for families and individuals who are vulnerable or “in crisis.”
2	<b>Goal Name</b>	Homelessness Services
	<b>Goal Description</b>	Maintain, improve, and expand (as needed) the capacity of the housing, shelter, and services for individuals and families, including integrated healthcare, employment services, and other services.
3	<b>Goal Name</b>	Homelessness Prevention
	<b>Goal Description</b>	Maintain and expand activities designed to prevent those currently housed from becoming homeless.
4	<b>Goal Name</b>	Economic Development – Support
	<b>Goal Description</b>	Fund economic development initiatives and support services that help job seekers to receive additional training or enter the job market, including microenterprise assistance.
5	<b>Goal Name</b>	Affordable Housing Preservation
	<b>Goal Description</b>	Preserve existing affordable rental and ownership housing for low- and moderate-income households.
6	<b>Goal Name</b>	Public Improvements
	<b>Goal Description</b>	Make improvements, including those for ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, tree planting, homeless facilities, and other public facilities/community centers.
7	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Improve the administration of funding and coordination among project providers.
8	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Support fair housing efforts in the community, including providing assistance to individuals facing discrimination.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

This Action Plan covers the period from July 1, 2020 through June 30, 2021 (FY 2010). The City will receive \$1,691,548 in CDBG entitlement funds for FY 2020. Other CDBG funds noted in the Plan for FY 2020 include an estimated \$106,209 in program income from loan repayments and reprogramming of \$468,773 of CDBG funding from prior years that was not expended by the assigned projects. Public service and administration projects are funded at the maximum allowed by HUD.

The City of Fremont is one of eight members of the Alameda County HOME Consortium. The Consortium was formed so participating jurisdictions could receive HOME funding from the U.S. Department of Housing and Urban Development (HUD). As the lead agency for the Consortium, the County of Alameda prepares and submits a Strategic Plan that describes the planned use of HOME funds by the Consortium. The City of Fremont expects to invest \$429,826 of HOME funding from the Alameda County HOME Consortium within its borders.

Additional federal, state, local, and grant resources expected to be leveraged and available during the planning period.

#	Project Name
1	CDBG Administration
2	Community Child Care Coordinating Council (4C's) Childcare Initiative Project
3	Afghan Coalition
4	SparkPoint Fremont Family Resource Center
5	Senior Peer Counseling
6	Youth and Family Services
7	Project Sentinel – Fair Housing Program
8	Project Sentinel – Landlord/Tenant Services
9	Habitat for Humanity East Bay/Silicon Valley Housing Rehabilitation and Minor Home Repair Program
10	Abode Services Sunrise Village Emergency Shelter Bathroom Renovation
11	Centerville Free Dining Room Refrigeration Replacement
12	Fremont Family Resource Center Roof Replacement
13	Tri-City health Center Mowry III Clinic Renovation

Table 26 – Project Information

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

In preparing the FY 2020 Action Plan, the City of Fremont consulted with many community-based service providers. Those open conversations about the continuing needs in the community are held throughout the entire year. This enables the staff responsible for implementing programs to remain connected to the community and not solely focused on the day-to-day implementation of grant regulations.

Recognizing the effect of the declining economy on low-income Fremont residents, the City Council also identified an increased need for public services and rent relief for families who have faced added stress from the COVID-19 pandemic.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Fair Housing and Administration
	<b>Funding</b>	CDBG: \$354,310
	<b>Description</b>	Provide technical assistance to grantees, monitor all ongoing projects for compliance with federal and other funding requirements and ensures submittal of CDBG reports to HUD. This project is eligible under 24 CFR 570.206 (a).
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	3300 Capitol Avenue, Bldg. B, Fremont, CA 94538
	<b>Planned Activities</b>	Provide technical assistance to grantees, monitor all ongoing projects for compliance with federal and other funding requirements and ensures submittal of CDBG reports to HUD.
2	<b>Project Name</b>	Community Child Care Coordinating Council (4C's) Childcare Initiative Project
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Economic Development - Support



	<b>Needs Addressed</b>	Economic Development/Microenterprise Assistance
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	The program provides home-based child care microenterprise development assistance.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The agency will use CDBG funds to support the creation and expansion of home-based child-care businesses in Fremont. Participants will be low- and moderate-income residents of Fremont.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	The agency will use CDBG funds to support the creation and expansion of home-based child-care businesses in Fremont. Participants will be low- and moderate-income residents of Fremont.
3	<b>Project Name</b>	Afghan Coalition
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Economic Development - Support
	<b>Needs Addressed</b>	Economic Development/Microenterprise Assistance
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	The program teaches refugees and other immigrants entrepreneurial skills with the objective of increasing self-sufficiency. The project is eligible under 24 CFR 570.201 (e) and will have a low to moderate income clientele benefit.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The program teaches approximately ten refugees and other immigrants' entrepreneurial skills with the objective of increasing self-sufficiency.
	<b>Location Description</b>	39155 Liberty Street, Ste. D460 Fremont, CA 94538
	<b>Planned Activities</b>	Afghan Coalition will use the CDBG funds to provide microenterprise technical assistance to ten low- and moderate-income residents who expressed interests in developing microenterprise.
4	<b>Project Name</b>	SparkPoint Fremont Family Resource Center
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Economic Development - Support
	<b>Needs Addressed</b>	Economic Development/Microenterprise Assistance
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	The program provides technical assistance, advice and support services to clients with the goals of developing micro-enterprise. The project is eligible under 24 CFR 570.201 (o) (1) (ii) and will have a low to moderate income clientele benefit.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Fremont Family Resource Center will use the CDBG funds to provide technical assistance to ten low- and moderate-income individuals who express interests in developing microenterprise.

	<b>Location Description</b>	Fremont Family Resource Center 39155 Liberty Street, Ste. A 110, Fremont, CA 94538
	<b>Planned Activities</b>	The program provides technical assistance, advice and support services to clients with the goals of developing micro-enterprise.
5	<b>Project Name</b>	Senior Peer Counseling
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Public Services - Safety Net
	<b>Needs Addressed</b>	Strong Public Services
	<b>Funding</b>	CDBG: \$54,627
	<b>Description</b>	The program uses the skills and life experience of senior volunteers in self-help approach to meeting emotional needs of seniors. The project is eligible under 24 CFR 570.201 (e) and will have a low to moderate income clientele benefit.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50 seniors will benefit from this proposed activity.
	<b>Location Description</b>	3300 Capitol Avenue, Bldg. B, Fremont CA 94538
6	<b>Planned Activities</b>	The program uses the skills and life experience of senior volunteers in self-help approach to meeting emotional needs of seniors.
	<b>Project Name</b>	Youth and Family Services
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Public Services - Safety Net

	<b>Needs Addressed</b>	Strong Public Services
	<b>Funding</b>	CDBG: \$24,720
	<b>Description</b>	The Youth and Family Services Counselor will provide family and individual counseling to help improve family relationships in times of stress or crisis, with special attention to teen-related issues. The project is eligible under 24 CFR 570.201 (e) and will have a low to moderate income clientele benefit.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 300 youth and their families will benefit from this proposed activity.
	<b>Location Description</b>	39155 Liberty Street, Ste. E500 Fremont, CA 95438
	<b>Planned Activities</b>	The Youth and Family Services Counselor will provide family and individual counseling to help improve family relationships in times of stress or crisis, with special attention to teen-related issues.
7	<b>Project Name</b>	Project Sentinel - Fair Housing
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Fair Housing and Administration
	<b>Funding</b>	CDBG: \$47,300
	<b>Description</b>	Administer the City's fair housing program at the Fremont Family Resource Center. The project is eligible under 24 CFR 570.206 (c) and will benefit all protected classes.

	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 24 households in Fremont will benefit from the proposed activities.
	<b>Location Description</b>	39155 Liberty Street, Ste. D440 Fremont CA
	<b>Planned Activities</b>	Administration of the City of Fremont's fair housing program.
8	<b>Project Name</b>	Project Sentinel - Landlord Tenant Project
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Homelessness Prevention
	<b>Needs Addressed</b>	Address Homelessness
	<b>Funding</b>	CDBG: \$66,000
	<b>Description</b>	Provide housing search information and referral assistance. The project is eligible under 24 CFR 570.201 (e) and will have a low to moderate income clientele benefit.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 2,400 renters in Fremont will benefit from the proposed activities.
	<b>Location Description</b>	39155 Liberty Street, Ste. D440 Fremont CA

	<b>Planned Activities</b>	Administration of the City of Fremont's fair housing program. Provide landlord/tenant services at the Fremont Family Resource Center and housing search information and referral assistance.
9	<b>Project Name</b>	Habitat for Humanity East Bay/ Silicon Valley Housing Rehabilitation and Minor Home Repair Program
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Affordable Housing Preservation
	<b>Needs Addressed</b>	Promote Affordable Housing
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Provide housing rehabilitation loan and minor home repair services to low income households. The project is eligible under 24 CFR 570.202 (a)(1) and will have a low to moderate income housing benefit.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Six single family home owners will receive minor home repair and emergency repair grants.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	CDBG funds will also be used to provide loans and repair grants to single family home owners.
10	<b>Project Name</b>	Abode Services Sunrise Village Emergency Shelter Bathroom Renovation
	<b>Target Area</b>	City-wide

	<b>Goals Supported</b>	Public Improvements
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$123,000
	<b>Description</b>	Renovate the bathrooms at Sunrise Village Emergency Shelter, located at 588 Brown Road, Fremont. The project is eligible under 24 CFR 570.201 (c) and will have a low to moderate income clientele benefit.
	<b>Target Date</b>	06/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	About 300 individuals a year will benefit from the services provided by Abode at the shelter.
	<b>Location Description</b>	588 Brown Road, Fremont CA
	<b>Planned Activities</b>	CDBG funds are being used to renovate the bathrooms at the Sunrise Village Emergency Shelter. Costs to be incurred will be construction costs.
11	<b>Project Name</b>	Centerville Free Dining Room Refrigeration Replacement
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Public Improvements
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$120,000
	<b>Description</b>	The Centerville Free Dining Room will be using CDBG funds to replace its walk-in refrigerator and freezer, located at 4360 Central Ave, Fremont. The project is eligible under 24 CFR 570.201 (c) and will have a low to moderate income clientele benefit.

	<b>Target Date</b>	06/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	About 300 individuals a year will benefit from the services provided by Abode at the shelter.
	<b>Location Description</b>	4360 Central Ave, Fremont, CA 94536
	<b>Planned Activities</b>	The Centerville Free Dining Room will be using CDBG funds to replace its walk-in refrigerator and freezer.
12	<b>Project Name</b>	Family Resource Center - Roof Replacement
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Public Improvements
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$987,000
	<b>Description</b>	Family Resource Center will use the CDBG funding complete a roof replacement of both buildings. The project is eligible under 24 CFR 570.201 (c) and will have a low to moderate income clientele benefit.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	About 4,000 individuals will benefit from the services that are offered at the Family Resource Center.
	<b>Location Description</b>	39155 Liberty Street Fremont, CA 9543



	<b>Planned Activities</b>	The City of Fremont will use CDBG funds to complete a roof replacement of both buildings at the Family Resource Center. This will ensure the long-term viability of the FRC in serving low- and moderate-income people.
13	<b>Project Name</b>	Safe Alternatives to Violent Environments Operating
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Homeless Services
	<b>Needs Addressed</b>	Address Homelessness
	<b>Funding</b>	\$65,000
	<b>Description</b>	SAVE will provide bed nights of safe refuge for battered women and their children who have fled abusive and dangerous homes. Services include emergency housing, counseling, case management and a 24-hour crisis hotline. The project is eligible under 24 CFR 570.201 (e) and will have a low to moderate income clientele benefit.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1,500 victims of domestic violence will benefit from these proposed activities.
	<b>Location Description</b>	Suppressed
	<b>Planned Activities</b>	SAVE will provide bed nights of safe refuge for battered women and their children who have fled abusive and dangerous homes. Services include emergency housing, counseling, case management and a 24-hour crisis hotline.

14	<b>Project Name</b>	Homeless Advocate/Family Partner
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Homeless Services
	<b>Needs Addressed</b>	Address Homelessness
	<b>Funding</b>	\$77,000
	<b>Description</b>	Staff assigned to work with homeless clients, to navigate them through the process of providing shelter and wrap-around services, with the ultimate target of providing permanent housing. The project is eligible under 24 CFR 570.201 (e) and will have a low to moderate income clientele benefit.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 100 homeless individuals will benefit from these proposed activities.
	<b>Location Description</b>	39155 Liberty Street, Fremont, CA 95438
	<b>Planned Activities</b>	Staff assigned to work with homeless clients, to navigate them through the process of providing shelter and wrap-around services, with the ultimate target of providing permanent housing. CDBG funds will pay for salary of the advocate.

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

In general, the most common housing problem for low to moderate-income households in the City of Fremont is cost burden greater than 30 percent of income and/or overcrowding. Renters struggle to afford rental rates and homeowners struggle to afford the cost of household maintenance and repairs for the aging housing stock. Poorly-maintained homes in turn lead to additional repair problems, higher utility costs, etc., further restricting household funds and contributing to the deterioration of housing units. One persistent problem throughout the City is that 37.9 percent of the total renter households are cost burdened, and about 24.2 percent of owner households having cost burden. For severe cost burden, the proportions are 15.7 percent and 9.1 percent for renters and owners, respectively (2014-2018 ACS).

The City of Fremont has a diverse population with no one race comprising a majority in 2018. White persons account for 24.1 percent of the population, Asian persons represent 58.4 percent and Hispanics and Latinos represent 13.4 percent of the population City-wide. Black or African American persons represent 3.1 percent of the population, followed by the remaining category of “other” which is at 14.4 percent.

Due to the City’s racial and ethnic diversity, mixed economic base and large geographic area, programs are primarily implemented on a community-wide basis unless otherwise noted. The City implements programs that meet the national objectives of serving low- and moderate-income clientele (LMC) or low- and moderate-income housing (LMH), with each activity benefitting low- and moderate-income individuals, families or households. The City may also undertake activities meeting the national objective of low and moderate area benefit (LMA) in eligible census tracts, using the upper-quartile exception approved by the Department of Housing and Urban Development. Certain projects, receiving funding, may be located in other jurisdictions if the agency receiving funding serves Fremont residents.

### Geographic Distribution

Target Area	Percentage of Funds
City-wide Initiatives	100%

Table 27 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

In making funding decisions, the City of Fremont will give priority to activities that:

- Meet a goal of the 2020-2024 Consolidated Plan
- Demonstrate a significance of need
- Serve an eligible area within Fremont
- Project or program is eligible under HUD rules
- Create a visual impact in the neighborhood, particularly if an infrastructure project
- Participation in a larger revitalization project that includes new affordable housing opportunities

### Discussion

Most of the programs the City of Fremont funds with its annual allocation directly benefit low or moderate-income individuals or households. Through programs like Project Sentinel, Youth and Family Services, the Afghan Coalition, 4C's Child Care Initiative and Senior Peer Counseling, the City will focus resources on support services and empowerment services needed by the area's residents.

At the same time, there are many low-income or disabled homeowners and renters who live in Fremont, and assistance will be provided home repair assistance to qualified households. The City works continuously with City departments, other public agencies, community-based organizations,

and neighborhoods to identify and address obstacles to meeting underserved needs.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

The City's strategies in meeting underserved needs and promoting and maintaining affordable housing are described in detailed in the sections below.

### **Actions planned to address obstacles to meeting underserved needs**

Over the past few years, the City has made substantial changes to its zoning and land use controls to remove or ease these governmental constraints. In particular, the City took action to:

- Zone land in excess of that required to meet the regional housing needs allocation
- Adopt a conforming density bonus ordinance
- Create a new multi-family zoning district with improved flexibility in setbacks, increased height allowance and open space requirements
- Update the City's Second Unit ordinance to make development of second units more feasible; and eliminate impact fees on second units to encourage their construction Modify parking requirements to link the number of spaces to bedroom count and create findings for parking reductions (e.g., reductions near transit, services or need of residents).

Allowing for mixed-use development in a variety of commercial districts, has expanded opportunities for new housing. In the fall of 2017, the State of California adopted a package of fifteen bills aimed at increasing the production of new housing. Many of the bills impose new requirements on local governments. In March 2018, the City Council adopted amendments to Title 17 (Subdivisions) and Title 18 (Planning and Zoning) of the Fremont Municipal Code (FMC) for conformance with the 2017 housing legislation. The code amendments clarified or created new definitions, procedures and required findings, and standards. In addition, amendments to the Multifamily Design Guidelines were adopted to add new design rules which are intended to be supplemental objective design standards for new multifamily projects.

### **Actions planned to foster and maintain affordable housing**

The City was awarded a \$1.7 million grant from the State of California's Local Housing Trust Fund Program in 2014, and updated its affordable housing ordinance in 2015 to further increase funding

for affordable housing and incentivize market rate developers to incorporate affordable housing into their projects. In November, 2016, Alameda County voters enacted the Measure A1 affordable housing bond, which was expected to provide more than \$33 million in funding over eight years for new affordable rental housing in Fremont. In June 2017, the City Council considered and approved a new fee on non-residential development to support affordable housing. These continued efforts to generate resources for affordable housing have resulted in numerous projects that are underway or in the planning stages, including:

- **Innovia**—a 290-unit transit-oriented mixed-use affordable housing development near the South Fremont/Warm Springs BART Station, which opened for service in March 2017. Innovia started construction in November 2016 and is anticipated to be completed in 2020.
- **Central Commons** – a 30-unit Habitat for Humanity townhome project for low-income home buyers broke ground in March, 2017. The first phase of construction which produced 11 units was completed in January 2019
- **Pauline Weaver Apartments** – a 90-unit affordable senior apartment project that began construction in mid-201, was completed in Spring 2019.
- **Stevenson Family Apartments** – an 80-unit affordable housing project that has received a funding award from the City. The developer began construction in early 2017, with construction completed in Spring 2019.
- **Fairfield Residential and Toll Brothers/BRIDGE**—102-unit (Fairfield) and 132-unit (Toll/BRIDGE) transit-oriented affordable projects also near the new South Fremont/Warm Springs BART Station. Construction on the Fairfield project is anticipated to begin in early 2018—the schedule for Toll/BRIDGE has not yet been set.
- **City Center Apartments** - 60 unit affordable and supportive housing development on 1.1 acres in the Centerville district of Fremont. The developer acquired the land in February 2018 and is working on securing all of the financing for the project. Construction on the project is anticipated to begin in late 2020.

In addition to these new affordable housing projects, the City of Fremont has established other creative approaches to increase affordable housing. The City offers a home sharing program that

creates affordable housing options from the existing housing stock by matching people who have spare bedrooms available with those seeking a place to reside, resulting in a mutually beneficial solution for the community.

The Housing Element also reports that the high cost of acquiring land and construction is a major nongovernmental constraint towards the production of housing, especially affordable housing. There is very little the City can do to affect the cost of land or construction because they are the result of private market forces; however, the City's overall strategy to produce affordable housing helps mitigate these constraints by making land available at higher densities, providing financial assistance to affordable housing developments, and working with motivated and experienced developers to better contain project costs.

### **Actions planned to reduce lead-based paint hazards**

The Alameda County Lead Poisoning Prevention Department (ACLPPD) is an integrated health, environmental, and housing program. It provides case management of lead poisoned children throughout Alameda County and property owner services, education, and lead hazard remediation within a County Service Area which includes the HOME Consortium cities of Alameda and Emeryville. The Alameda County Environmental Health Services Department provides compliance and enforcement support for properties related to a lead-poisoned child.

#### *Primary Prevention Education/ Services*

Property owner services and public education provided in the four-city County Service Area for Lead Poisoning Prevention are focused on raising awareness of the sources of lead in residential buildings and helping property owners to address hazards in a lead-safe manner with the goal of exposing fewer children, property owners, and workers to lead.

#### *Case Management/ Secondary Prevention*

The ACLPPD receives State of California Department of Public Health funds for Public Health Nursing case management services to lead poisoned children and their families, advocacy for blood



lead screening, and marketing and consultations to the medical provider community and Medi-Cal Managed Care Organizations.

Environmental Investigations are conducted in the homes of children with elevated blood lead levels. A Registered Environmental Health Specialist provides property owners with a risk assessment report detailing the environmental test results and recommendations for addressing the lead hazards.

### *Training*

Trained contractors and workers are needed to ensure that renovation and remodeling of housing is done lead-safely. The ACLPPD provide State accredited classes and the HUD/EPA-approved *Lead Safety for Remodeling, Repair and Painting* class since the standardized class materials became available in 2004. The ACLPPD offers a 2-hour Lead Safe Work Practice class for homeowners.

### *Compliance/Enforcement*

Effective January 2003, the State of California Health and Safety Code was amended to include lead hazards as a violation of State housing code and to clarify the authority of local code compliance, public health, and environmental health agencies to investigate and require treatment of lead hazards.

In addition to the above programs, the City of Fremont will use CDBG funds to undertake lead-based paint hazard mitigation when required by the housing rehabilitation regulations. This can include inspection, risk assessment, specification writing, abatement, clean up, disposal work and clearance testing. This assistance will be in accordance with 24 CFR 35, et al. (9/15/99). A clearance test is performed after all lead paintwork is completed.

### **Actions planned to reduce the number of poverty-level families**

The City expects to allocate approximately \$737,604 in fiscal year 2020 from the general fund to nonprofit public service agencies or programs. The grants to the public service agencies are

designed to foster the independence of service recipients and prevent the need for services in the future, while also providing support to those organizations that assist persons in crises and those who lack the basic necessities of life. All of the funded agencies provide services primarily to extremely low to moderate income clients.

### **Actions planned to develop institutional structure**

The entities comprising the institutional structure through which the City of Fremont will carry out its housing and community development plan are detailed in the City's Strategic Plan. The strengths of this institutional delivery system include the City's coordination with and between the numerous nonprofit agencies providing housing and services to Fremont residents. Several agencies have multiple partnership or funding relationships with the City. The City's Fremont Family Resource Center houses over 22 City, County, State and non-profit agencies. Approximately 24 agencies will receive Social Service Grant funding from the City in FY 2019. Over 7 agencies will also receive CDBG capital, administration or public service funding. In addition to receiving City funding, agencies also partner with the City to provide direct services.

Gaps within the delivery system include limited public and private resources available to address affordable housing and supportive services. The dissolution of redevelopment agencies and state takeaways have negatively affected the City's ability to fund affordable housing projects in the City, and local budget cuts have affected the City's ability to fund the Social Service Grants Program at levels sufficient to keep pace with increased costs of service delivery.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Fremont has continued to encourage the coordination of activities between various housing and social services agencies. As stated above, the City promotes collaboration and coordination between social services agencies to reduce duplication of services and maximize the use

of public resources available to fund these types of services.

A prime example of collaboration is the FRC. The FRC houses approximately 24 City, County, state and non-profit social service agencies. The goal of the FRC is to create a “one-stop shopping” center for people in need of social services and encourage mutually beneficial relationships between agencies. For the HOME Program, the City will continue to administer its local HOME-funded activities with Alameda County HCD.

Historically, the City has participated in Participating Public Jurisdiction (PPJ) Agreements to provide greater efficiency in activities such as monitoring and disbursement of funds. PPJ Agreements outline the various responsibilities of local public entities involved in jointly-funded projects serving residents of many cities. In the past, the City has entered into PPJ Agreements for various projects with the cities of Hayward, San Leandro, Union City, Livermore, Milpitas, and the County. The City will continue to utilize PPJ Agreements for jointly funded projects.

## **Discussion**

As a recipient of HUD funds, the City of Alameda certifies it will affirmatively further fair housing choice by conducting an analysis of impediments to fair housing choice, take appropriate actions to overcome the effects of any impediments identified, and maintain records reflecting the analysis and actions taken in this regard. The County of Alameda, as lead agency, and multiple participating jurisdictions, the cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, and Union City; the housing authorities for the cities of Alameda, Berkeley, Livermore, and Oakland; and the Housing Authority of the County of Alameda, have formed a regional collaborative for the purpose of completing an Analysis of Impediments to Fair Housing Choice (Regional Analysis of Impediments) while meeting their goals and obligations under the fair housing rules to affirmatively further fair housing.

Each jurisdiction set goals to address during the fiscal years 2020-2024. Some initiatives from the 2020 Analysis of Impediments to Fair Housing that will be implemented include:

- Allocate approximately \$35,000 of CDBG funds annually over the next five-year AI period to fund one or multiple agencies to provide these services.

- Meet with fair housing organization(s) annually to evaluate program effectiveness and determine any changes/ improvements.
- Allocate resources (as available) to support agencies such as CRIL and DCARA that help people with disabilities locate housing. Funding resources are allocated through the City's Social Service grant funding process.
- Continue to implement and enforce mobile home stabilization ordinance.
- Provide information on AB 1482 and other applicable housing legislations to the extent practicable, on City's website.
- The City will periodically review existing inclusionary housing in-lieu fees to produce affordable units in a manner consistent with current housing market conditions and applicable law.
- Aim to implement the programs described in the City's Housing Element within the current Housing Element cycle.
- Continue to work together with other jurisdictions to fund a study to seek adjustments to the FMRs as needed.
- Continue to educate landlords and tenants on the requirements through workshops, website and other marketing materials, consistent with applicable state/local source of income discrimination requirement.
- Continue to fund minor home repair program and rehabilitation loan program. Support Renew AC program through advertising and referrals.
- Continue to administer the City's Affordable Housing Ordinance and provide local funding support to affordable housing developments subject to funding availability.
- Continue to administer the BMR program and promote AC Boost. The City may consider funding homeownership projects if need and if funding is available.
- Continue to fund home-based child care projects and microenterprise projects with CDBG funds, as long as same levels of funding continue.
- Subject to funding availability, the City will continue to support the operation of the local year-around homeless shelter and homeless wellness center. Continue to operate a seasonal shelter during the winter months. Continue to operate a mobile hygiene unit. Continue to

have a mobile evaluation team to provide mental health support. Operate a homeless navigation center for at least one year.

- Continue to assist affordable housing developers in advertising the availability of BMR units via the City website, email interest lists, other media outlets, and community centers.
- Continue to provide General Fund support to 2-1-1 as funding is available. The City will also advertise 2-1-1 on its website. Continue to require Social Service and CDBG to promote 211 on their website.
- Continue to provide key information on programs in multiple languages.

## **Program Specific Requirements**

### **AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)**

#### **Introduction**

This Action Plan covers the period from July 1, 2020 through June 30, 2021 (FY 2020). The City of Fremont will receive an allocation of \$1,691,548 in FY 2020 CDBG entitlement funds. Other CDBG funds noted in the Plan for FY 2020 include an estimated \$106,209 in program income from loan repayments and \$468,773 of unallocated funding from prior years CDBG funding allocations.

#### **Community Development Block Grant Program (CDBG)**

##### **Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	106,209
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	
3. The amount of surplus funds from urban renewal settlements	
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	
5. The amount of income from float-funded activities	
Total Program Income	106,209

### **Other CDBG Requirements**

1. The amount of urgent need activities	
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100%

### **Discussion**

The City of Fremont will fund projects in fiscal year 2020 that address the needs outlined in the Consolidated Plan. After taking out administrative costs and fair housing, 100 percent of the funds allocated in fiscal year 2020 will help low and moderate-income households directly or indirectly from neighborhood infrastructure improvements. The 100 percent listed above in #2 *Overall Benefit* is estimated over a single-year period, fiscal year 2020.